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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 349
January 22, 1992
Room 282, City Hall at 1:30 P.M.

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ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, Chairperson
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Barry Pearl - City Planning

Item No.	Page No.	Case No.	Property Address	Inspector
ABATEMENT APPEALS:				
1.	1 - 16	6430	53 - 65 Page Street Alan Ovson	J. Greene - CED
2.	17 - 32	6431	47 Page Street Alan Ovson	J. Greene - CED
3.	33 - 38	6432	501-513 Broadway Helen Ferrari Rev.Interv.Tr c/o John Lyons	D. Langer - CED
4.	39 - 43	6433	54 Waller Street First Baptist CH of SF c/o Letus E. Osborne	J. Greene - CED
5.	44 - 46	6434	1823 - 1825 9th Avenue Julie Bonilla c/o Eugene Gardner	D. Langer - CED
6.	47 - 49	6435	2141-43 Powell Street David Chau	D. Langer - CED
ABATEMENT APPEALS CONTINUED HEARING:				
7.	50 - 60	6413	2165 Lombard Street Robert L. McLennan	D. Langer - CED
FRANCHISE TAX BOARD HEARINGS:				
8.	61 - 62	3249	1216-1220 9th Avenue Kamil Taj-Eldin	D. Langer - CED
9.	63 - 64	3250	146 Cortland Avenue Michael Dukes	D. Langer - CED

3 1223 04591 1659

10.	65 - 66	3251	1245 California St. Peter Hu	D. Langer - CED
11.	67 - 68	3252	3901-3903 19th Street Fred Winn Trustee c/o Bright Winn	D. Langer - CED
12.	69 - 70	3253	477-479 Collingwood St. Marcus Conant c/o Joseph Robinson	D. Langer - CED
13.	71 - 72	3254	2841 Sacramento Street Gregory Li	D. Langer - CED
14.	73 - 74	3255	55 Polk Street Victoria Umale	J. Greene - CED

FRANCHISE TAX BOARD HEARINGS CONTINUANCE:

15.	75 - 77	3247	35 Belvedere Street Moses Guillory	D. Langer - CED

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82 SFPL 05/11/01 118

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

1990 E M T Trust&Ovson Alan
c/o Alan Ovson
2819 Pine Street
San Francsco, CA 94115

Date: January 3, 1991

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [X] Other AAB Hearing

PROPERTY ADDRESS 53-65 Page St.
BLOCK 0854 LOT 007
APPEAL NO. 6430 S-NC-DEQ PP
INSPECTOR Derrill Langer/John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

M

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

Alan Orson
Appellant

Appeal Number 6430

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 9/25, 19 91

(2) The affected premises are located at 53-65 Page St San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Order of Abatement under section 203.203R of the Building Code - Parapet
Order # 157702

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

see additional page

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(6) The official address of the undersigned is:
2819 Pine St
SAN FRANCISCO CA 94115
Telephone Number: 563-0242

Dated: 11/1, 19 91.

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102

ity and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 10/04/91
PROPERTY ADDRESS:
53-65 PAGE ST
BLOCK: 0854 LOT: 007
SEQ: 01 CASE: PPO

1990 E M T TRUSTEOVSON ALAN
% ALAN OVSON
2819 PINE ST
SAN FRANCISCO CA
94115

OWNER'S NAME:
1990 E M T TRUST

INSPECTOR: John Greene

DISTRICT: 27A CT: 168

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 157702

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/25/91 in accordance with the DPW HEARING ORDER NO. 157194.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/22/91.

Very Truly Yours,

for Richard J. Evans
Director of Public Works

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/25/91

27A-P20-P20-003

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(3)

The optionee of this property, along with his architects and attorneys, has spent considerable time, money, and energy obtaining a Conditional Use Permit for this property from the city and county of San Francisco. The optionee plans to build an eight story mixed use development complete with over 100 residential units and parking on this lot and the adjacent lot. (Copies of the CUP and plans for the building are available upon request.)

The optionee is presently actively seeking financing for this project and after obtaining financing will demolish the buildings.

Currently the building is occupied by one tenant who uses 12.5% of the useable space. An engineer has assessed that the building has ties at the ceiling level which comply with the parapet ordinance.

Both the owner and the optionee wish to modify the order so that the already expensive costs of development won't be needlessly expanded by doing work on a building that will, within the near future, be demolished.

ROBERT S. GEFKEN
STRUCTURAL ENGINEER
116 NEW MONTGOMERY STREET
SAN FRANCISCO, CALIF. 94105

TELEPHONE (415) 243-0616

Mr. Alan Ovson
2819 Pine St.
San Francisco, Ca. 94115

Sept. 25, 1991

Job No. 91133

Re: Parapet inspection of a type 3 building at 53-57 Page St.

Dear Mr. Ovson:

Yesterday, Sept. 24, 1991, I made an inspection of the parapets at the above referenced building for the purpose of determining if any strengthening of the parapets would be required. The conditions I found are as follows:

The building is a one story type 3 structure with brick walls and a wood roof that is approximately twenty feet above the side walk. The building fronts on Page St. and the rear of the building is on Rose St., on the west side of the building there is a parking lot. The building has ties at the ceiling line approximately 6'-0"± on center on all four sides, and the brick parapets vary from three to four feet on the roof.

Three sides of the building will require bracing at the parapets and there might be additional ties required if the lateral loads are too large for the existing ties. An analysis will be required to determine the parapet bracing and the tie spacing. Once this is determined, a drawing will be prepared to indicate the scope of work.

If there are any questions, please call.

Sincerely yours,

Robert S. Gefken

SAN FRANCISCO

CITY PLANNING COMMISSION

MOTION NO. 12068

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING A PLANNED UNIT DEVELOPMENT OF AN EIGHTY FEET HIGH, EIGHT STORY MIXED-USE RETAIL, COMMERCIAL, OFFICE AND RESIDENTIAL BUILDING HAVING APPROXIMATELY 19,000 GROSS SQUARE FEET OF GROUND STORY RETAIL AND COMMERCIAL SPACE, APPROXIMATELY 24,900 GROSS SQUARE FEET OF SECOND STORY OFFICE SPACE, 128 DWELLING UNITS ON THE UPPER STORIES, AND A TWO LEVEL SUBTERRANEAN PARKING GARAGE WITH EXCEPTIONS FROM THE PLANNING CODE TO ALLOW GREATER BUILDING BULK, GREATER COMMERCIAL USE SIZE, NO REAR YARD, SCREENED USABLE OPEN SPACE, GREATER BAY WINDOW WIDTH, VALET PARKING WITHIN THE PARKING GARAGE, REDUCTION IN THE REQUIRED RESIDENTIAL OFF-STREET PARKING, AND A SUPPLEMENTAL NUMBER OF RESIDENTIAL UNITS ABOVE THAT NORMALLY PERMITTED ON A PARCEL HAVING 25,821 SQUARE FEET OF AREA IN AN NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND AN 80-A HEIGHT AND BULK DISTRICT.

Preamble

On October 4, and November 8, 1990, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on Conditional Use Application No. 88.811EC at which time the Commission reviewed and discussed the findings prepared for its review.

It was determined by the San Francisco Department of City Planning (hereinafter "Department"), in accordance with the provisions of the California Environmental Quality Act (hereinafter "CEQA"), the State Guidelines for the implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed project would not cause significant impacts such that an environmental impact report would be required, and in accordance with the above provisions, the Department adopted and issued a Final Negative Declaration on August 28, 1990 (Case No. 88.811EC). The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearings and has further reviewed and considered the case report, plans, models, studies, photographs and written materials pertaining to this proposed project and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. On November 6, 1989, Anfang Resources, Inc. (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 55 Page Street, Lots 7 & 8 in Assessor's Block 854 (hereinafter "Subject Property"), two adjoining lots having a combined parcel area of approximately 25,821 square feet to construct as a Planned Unit Development an eighty (80) feet high, eight story mixed-use building containing ground story retail and commercial space of approximately 19,075 square feet, 24,900 gross square feet of second story office space, 128 residential units on the third to the eighth stories, and with one level subterranean parking garage containing 72 independently accessible parking spaces in conformity with plans filed with the Application and labeled "Exhibit B" in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A height and bulk district.

2. As a result of the Commission's comments and direction at its October 4, 1990 meeting, the Applicant modified the design of the building facade along the Page Street side, the elevator/mechanical equipment penthouse and the trellis over the rooftop usable open space area which are included in plans labeled "Exhibit E" (hereinafter "Project") and dated November 6, 1990. The Project was reviewed by the Commission at its November 8, 1990 meeting, and the final design of the Project will be presented to the Commission as an informational item at a later regular Commission meeting date.

3. The Project footprint of 215 feet in length and diagonal dimension of 258 feet covers almost the entire site except for a 510 square feet main entry plaza on the Page Street frontage, in conformity with Exhibit E, and on the Gough Street frontage, two entryways to the ground floor retail/commercial spaces, a service entry and a utility entry, all in conformity with Exhibit E. The first two floors which contain the retail, commercial and office uses fill this building envelope. From the third story to the eighth story, the residential levels, the building is designed in a U-shape with the U-shaped recessed area facing south on the Rose Street facade. In addition, the seventh and eighth stories have numerous recesses and setbacks on all sides. An elevator/mechanical penthouse is on the eighth story rooftop in vertical alignment with the main entrance and extends twenty feet high from the rooftop.

4. No rear yard is provided on this site. This is consistent with adjacent and surrounding development in the neighborhood. Surrounding properties are entirely covered by commercial, retail and residential buildings.

5. Private and common usable open space of approximately 12,000 square feet is being provided which exceeds Code requirement. Most of the residential units (excepting 16 studio units) have private balconies, some of them screened with clear glass in order to provide open space that is quiet and wind free and thus usable. Common usable open space on the third story and on the eighth story rooftop totals approximately 4,000 square feet.

6. Since the latter part of August 1990, after distribution of public notice of the Application, Project representatives have worked with Department staff to revise the subterranean parking garage plan in order to meet the amount of residential parking spaces projected to be the parking demand in the traffic impact study of the Final Negative Declaration and to meet the Planning Code required amount of parking for the retail and commercial establishments, and offices of the Project by providing a workable valet parking operation.

   The revisions have produced an off-street parking plan to the satisfaction of Department staff. Transportation Conditions of Approval developed by Project representatives and Department staff address and stipulate independently accessible residential parking spaces and an operational valet parking plan.

7. With the revision of the off-street parking plan within the subterranean parking garage, the Project now includes a two level subterranean parking garage containing ninety-two (92) independently accessible parking spaces for the lifetime exclusive use by building residents and a valet parking operation for visitors, customers and users of the retail and commercial establishments and offices from Monday through Friday, 7:00 a.m., to 7:00 p.m. with the capacity to park up to eighty (80) automobiles within the second (lower) level of the garage in conformity with plans dated September 25, 1990 and labeled "Exhibit C" and "Exhibit D".

8. The two existing unreinforced masonry buildings on the Project site have been rated in the Unreinforced Masonry Buildings (UMB) historical architecture survey conducted by The Foundation for San Francisco's Architectural Heritage. The building located at 43-47 Page Street, designed by architect Frederick H. Heyer, has been given a B rating (Major importance; eligible for the National Register, and of secondary priority for City Landmark status). A C rating (Contextual importance) has been given to the other building at 53-65 Page Street. In the adopted 1976 Citywide Architectural Survey, the 43-47 Page Street building received a summary of "0" (on a scale of "0" to "5" with "5" being the highest).

   At its October 3, 1990 meeting, the Landmarks Preservation Advisory Board (LPAB) reviewed and commented on these two buildings. The LPAB, by a vote of 5-2, voted to recommend to the Commission the retention of the 43-47 Page Street building on Lot 8 of Assessor's Block 854 and that it would have to be integrated into the overall Project, and any new construction added above this building would have to be setback from the facade walls. The LPAB gave no recommendation on the 53-65 Page Street building.

9. However, since the unreinforced masonry building at 43-47 Page Street is a minor example and accessory building among the total inventory of existing Frederick H. Heyer designed buildings in the City which are well preserved and more worthy of preservation, the demolition of the building is found desirable in order to proceed with the Project.

B. The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the properties included. It must be an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.

The Project is in one ownership, and is on a 25,821 square feet site, which is larger than 1/2 acre, exclusive of streets, alleys, and other public property that will remain undeveloped.

C. Affirmatively promote applicable objectives and policies of the Master Plan.

The Project meets this requirement, as set forth as follows:

1. Objective 1 of the Master Plan Resident Element sets forth policies which address the provision of new housing, especially permanently affordable housing, in appropriate locations. Under this objective, Policies 1-2, 1-3, and 1-4 encourage major new housing close to downtown in underused commercial and industrial areas; inclusion of housing, including permanently affordable housing, in commercial developments; infill housing on appropriate sites in established neighborhoods. The Project meets these objective and policies. It provides housing at moderate rent levels in a marginal commercial area consisting of a mixed neighborhood of residential, retail, commercial, office, warehouse and heavy commercial uses.

2. Objective 2 of the Residence Element sets forth policies to increase housing supply without overcrowding or adversely affecting the prevailing character of the existing neighborhood. Policies 2-2 and 2-3 call for allowing higher residential densities in areas adjacent to downtown and in neighborhood commercial districts where higher densities will not have harmful effects, and allowing flexibility in the number and size of units within permitted volumes of larger multiple unit structures.

The Project provides 128 housing units at the maximum allowable density without it being substantially equivalent to rezoning of property as determined by the Zoning Administrator. It is in a neighborhood commercial district located at the west edge of the C-3-G (Downtown General Commercial) District, and near the Civic Center Area and adjacent to a C-M (Heavy Commercial) District.

In addition, the Project Sponsor has agreed to contribute $280,000 to an off-site affordable housing development project in the Project vicinity. Should the Project residential units be sold as condominiums in the future, an additional contribution of $72,000 will be contributed to an off-site affordable housing project.

3. Policies 1 and 3 of Objective 6 of the Master Plan's Commerce and Industry Element promote ensuring and encouraging the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while preserving the mixed commercial-residential character of such districts, and encouraging their diversity.

The Project will fulfill these policies by providing space for a variety of neighborhood-serving retail uses on the building's ground floor in conjunction with residential uses on floors three through eight. The Project's design will add to the neighborhood's diversity.

4. Policy 1 of Objective 12 of the Master Plan's Transportation Element directs the regulation of off-street parking in new housing so as to guarantee needed spaces without requiring excess spaces.

The Project provides 92 independently accessible parking spaces for the exclusive lifetime use by Project residents, and a valet parking service which would accommodate up to 80 automobiles Monday through Friday 7:00 a.m. to 7:00 p.m. for visitors, customers and users of the retail and commercial establishments and offices. The traffic impact study of the Final Negative Declaration made a determination that Project residential parking demand is actually closer to 92 off-street spaces. With the valet parking operation, the Code required amount of parking spaces for the Project commercial, retail and office uses can be met, although these spaces are not independently accessible as required by Code.

5. Policies 1, 2, and 6 of Objective 3 of the Master Plan's Urban Design Element are designed to promote harmony in the visual relationships and transitions between new and older buildings, and to avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their importance or present an overwhelming or dominating appearance.

The Project is designed to further these policies. The building will be comparable to surrounding development in its height, building materials, and colors. The building's massing will enable it to blend well with neighboring development because it conforms to the typical pattern in the area of zero lot line development with little upper story bulk reduction and rectilinear building form. Moreover, any appearance of bulk will be substantially reduced by various means. First, the "U" shape of the structure divides the Rose Street facade into two wings separated by a recess 70 feet wide and 60 feet deep. Second, a deep setback, distinctive detailing, a vertical element (the elevator penthouse), and a distinctive main entrance at the center serve to divide the Page Street facade into two distinct masses as well. The Gough Street and east facades are only approximately 120 feet wide above 40 feet. Finally, the seventh and eighth floors are set back substantially so that the building becomes more slender as it meets the sky.

6. Policy 12 of Objective 4 of the Master Plan's Urban Design Element calls for the installation, promotion, and maintenance of landscaping in public and private areas. The Project incorporates extensive landscaping atop the commercial podium in the common open space, and street trees along the Page and Gough Street sidewalks.

7. Policy 5 of Objective 4 of the Master Plan's Recreation and Open Space Element promotes the inclusion in residential projects of private usable open space. The Project proposes that most of the dwelling units contain private open space in the form of a balcony, terrace or solarium. In addition, the Project contains over 4,000 square feet of common open space within the open end of the "U"-shaped building and on the roof terrace.

D. Provide off-street parking adequate for the occupancy proposed.

The Project meets this requirement, for the reasons set forth in Findings 5, 6, and 10.C.4.

E. Provide open space usable by occupants and, where appropriate, by the general public, at least equal to the open space required by this Code. The Project exceeds this requirement for usable open space for Project residents.

F. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of the Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of the Property.

The Project meets this requirement for the reasons described in Finding 12.A. below.

G. Under no circumstances be excepted from any height limit established by Article 2.5 of the Code, unless such exception is explicitly authorized by the terms of the Code.

The Project will comply with the 80 feet height limit of this NC-3 District.

H. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the District under Section 124 and Article 7 of the Code.

The gross floor area of the entire commercial space in the Project has a floor area ratio of 1.7:1, which is below the maximum 3.6:1 floor area ratio in the NC-3 District.

I. In NC Districts, not violate the use limitations by story set forth in Article 7 of the Code.

The Project will include retail and commercial uses on the first floor, office uses on the second floor and residential uses on upper floors. These uses comply with the use limitations by story set forth in Article 7 of the Code for projects in NC-3 Districts.

13. Under Code Section 304, a project meeting the foregoing requirements may merit a well reasoned modification of certain of the provisions contained elsewhere in the Code in the case of outstanding overall design complementary to the design and values of the surrounding area. The Project merits modifications to certain Code provisions and as hereinafter described, these modifications will contribute to the overall design and value of the Project:

A. The residential density of the Project is greater than that allowed in an NC-3 District. Under Section 304(d)(4) of the Code, however, residential density in a Planned Unit Development may be increased to up to one unit less than the density permitted in the next higher zoning district. On February 24, 1988, the Zoning Administrator determined that in this case, the next higher zoning district is C-3-G (Downtown Commercial General) District, in which the maximum residential density is one unit per 200 square feet of lot area. One less than the C-3-G density for this Project is 128 units [(25,821 square foot lot/200)-1].

One hundred twenty-eight (128) units of housing at this site is appropriate and would not adversely affect the neighborhood. The area is characterized by a mix of moderate density commercial, institutional and residential uses. Additional residential units are desirable to achieve more of a residential neighborhood quality for the area and to help support the neighborhood-serving retail uses beginning to develop in the neighborhood. As the Negative Declaration demonstrates, the proposed residential density will not adversely affect traffic or parking in the neighborhood.

B. The building bulk of 215 feet in length and 258 feet in diagonal dimension exceeds the maximum length of 110 feet and 125 feet in diagonal dimension. If the Project design were to conform with the bulk limit in this 80-A Height and Bulk district, the construction of two separate building cores would be required on this site.

In this instance, a better design will be achieved by the relaxation of the bulk limit. As stated in Finding 11.C.5., the rectilinear form of the building conforms with the typical pattern of development in the area, and the building's appearance of bulk will be reduced as described in that Finding.

C. Under Code Section 161(j), the parking requirement for dwellings in NC districts may be reduced provided that such a reduction is reasonably justified by the anticipated automobile usage by residents and visitors to the Project, and such reduction will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.

A reduction in the number of parking spaces required for the Project is reasonably justified based on the anticipated automobile usage by residents of and visitors to the Project, as demonstrated in the Negative Declaration. Such reduction, moreover, will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity

D. Code Section 712.21 requires Conditional Use for the development of commercial space larger than 5,999 square feet. The Project commercial, retail and office spaces totaling approximately 44,000 square feet provide the opportunity to establish a variety of neighborhood serving retail and commercial uses, and provide resident employment and business ownership opportunities.

E. No rear yard is provided in the Project. A rear yard is required by Code Section 134. However, Section 134(e) allows for a modification in the provision of a rear yard in NC districts if a comparable amount of usable open space is provided for residential uses on the site; the project will not impede access of light and air to and views from adjacent properties; and if the project will not adversely affect the interior block open space formed by rear yards of adjacent properties.

The Project is on a site which consists of two through lots from Page Street to Rose Street. Other properties on this block of Page Street are covered entirely by buildings such that there is no interior block open space. Rose Street has properties which have buildings that cover their entire lots also. In addition, adjacent and surrounding buildings are of comparable height with the Project.

Thus, the Project does not obstruct the continuation of the interior block open space, and impede access of light and air to and views from adjacent properties. Moreover, a combination of private and common usable open space is provided for the residential uses in the Project in excess of Code requirement.

F. In order to provide open space that is quiet and wind free and thus usable, some of the residential units with balconies facing Gough Street will have clear glass screening. This is a slight modification of the usable open space provisions.

G. Some of the bay windows of the residences are greater than the maximum permitted width of ten feet. These windows provide light to these dwelling units and add design variations to the building facade as well.

14. The Commission has considered the Project and finds that it is consistent with the requirements of the Code, Article 1, Section 101.1 in that:

A. The Project will enhance future opportunities for resident employment and ownership of neighborhood-serving retail uses by providing space for neighborhood-serving retail uses.

B. The Project does not propose to demolish any existing housing, and will conform to the character of the existing neighborhood.

C. The Project will not adversely affect any affordable housing because no existing housing will be displaced, unit rents or sale prices are expected to be moderate, and the Project Sponsor will make a contribution to an off-site affordable housing project to increase the number of affordable units in the City.

D. As established in the Negative Declaration, commuter traffic attributable to the Project will not impede MUNI transit service or overburden the City's streets or neighborhood parking.

E. The Project will have no adverse effect on the service and industrial sectors. It will provide neighborhood-serving commercial uses and general service uses as well as opportunities for resident business ownership and employment in the service sector.

F. The Project will increase the City's preparedness to protect against injury and loss of life in an earthquake by replacing unreinforced masonry buildings on the site.

G. The Project will replace two unreinforced masonry buildings which are not landmarks. (However, both are considered historic buildings; the 47 Page Street building is rated in the 1976 Citywide Architectural Survey, is rated "B" by The Foundation for San Francisco's Architectural Heritage, and rated by Department staff as eligible for the National Register in the recently completed Unreinforced Masonry Buildings (UMB) architectural survey; and the 53 Page Street building is rated "C" by the Foundation for San Francisco's Architectural Heritage, and rated by Department staff in the UMB survey.)

Demolition of both buildings is justified in order to provide a site for a major new housing project. Other more significant and worthy Frederick H. Meyer designed buildings are already protected and designated for preservation.

H. The Project will not adversely affect any park or open space or their access to sunlight and vistas.

15. The Commission, after carefully balancing the competing public and private interests, hereby finds that approval of the Conditional Use promotes the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application No. 88.811EC.

1HM:glp/pg/137

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of November 8, 1990.

Linda Avery
Secretary

AYES: Commissioners Bierman, Engmann, Hu, Karasick, Morales and Sewell

NOES: None

ABSENT: Commissioner Boldridge

ADOPTED: November 8, 1990

IMH:pg/137

EXHIBIT A

CONDITIONS OF APPROVAL

Wherever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

1. GENERAL CONDITIONS

A. Construction

1) If pile driving is required, the Project Sponsor shall pre-auger holes for piles unless the Project Sponsor can establish, to the satisfaction of the Bureau of Building Inspection (BBI), that such a procedure is unnecessary or undesirable.

2) A detailed foundation and structural design study shall be submitted by the Project Sponsor to the Bureau of Building Inspection for its approval prior to the issuance of a building permit.

3) The Project Sponsor shall maintain pedestrian walkways along public rights of way adjacent to the Project during construction in consultation with appropriate City agencies including the Department.

4) In advance of the start of project construction, the Project Sponsor shall develop a construction management plan subject to approval by the Department of City Planning, Department of Parking and Traffic, and the Municipal Railway. The construction management plan shall be designed to minimize impacts to adjacent residents and businesses, disruptions to the traffic on Gough Street, and delays to Muni buses on Page Street. In the event that construction activities on Page Street would require temporary relocation of trolley coach overhead wires and/or other changes to normal Muni operations, this expense shall be the financial responsibility of the Project Sponsor.

5) Rose Street shall be maintained as a public right-of-way and not be used as a primary staging area for construction.

6) The Project Sponsor shall require the contractor to sprinkle demolition sites with water continuously during demolition activity; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other such material; cover trucks hauling debris, soil, sand and other such material; and sweep streets surrounding demolition and construction sites at least once per day to reduce particulate emmissions.

7) The Project Sponsor shall require the project contractor to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants by such means as prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs (to reduce emissions) for equipment that would be in frequent use for much of the construction period.

B. Additional Office Construction

1) The Project Sponsor or its successors in interest shall certify annually on the date of the first Certificate of Occupancy the amount of office space contained in the Project for ten years from the first Certificate of Occupancy.

2) Should the Project Sponsor or its successors in interest add additional office space to the complex such that the total office square footage of the Project and the addition exceeds 25,000 square feet within ten years from the date of the first Certificate of Occupancy, the Project Sponsor or its successors in interest shall comply with all applicable provisions of the Code related to office projects with area in excess of 25,000 square feet.

3) Should the Project Sponsor or its successors in interest add additional office space to the complex such that the total office square footage of the Project and the addition exceeds 25,000 square feet within ten years from the date of the first Certificate of Occupancy, the amount of space shall be subtracted from the Smaller Building allocation.

C. Hazards

1. An evacuation and emergency response plan shall be developed by the Project Sponsor in consultation with the Mayor's Office of Emergency Services to ensure coordination between the City's emergency planning activities and the Project's plan and to provide for building occupants in the event of an emergency. This plan shall be reviewed by the Office of Emergency Services and implemented by building management before issuance of the Final Certificate of Occupancy.

LAND USE AND DENSITY

1. This authorization is for the construction, after demolition of two unreinforced masonry buildings, of a Planned Unit Development of a maximum eighty feet high mixed-use building with up to 19,075 gross square feet of retail and commercial space on the ground story, a maximum 24,900 gross square feet of office space on the second story and up to 128 residential units on the third through eighth stories, and a minimum of 92 independently accessible off-street parking spaces for the exclusive use of residents of the building in the subterranean parking garage as set forth in Conditions 1 and 3 of the Transportation Conditions of Approval of this Exhibit A, and in conformity with plans labeled Exhibit E, Exhibit C and Exhibit D and dated November 6, 1990 and as reviewed and approved by the Commission on November 8, 1990.

2. Final detailed building plans shall be reviewed and approved by Department staff prior to issuance of a building permit. Detailed building plans shall include a final site plan, residential units' plans, commercial, retail and office plans, parking garage plan, elevations, sections, usable open space plan, choice of finish materials, and details of construction, and include street trees except on Rose Street.

DESIGN

1. Final plans for this Planned Unit Development shall be in conformity with plans submitted as part of the Application known as Exhibit E, and approved by the Commission on November 8, 1990.

2. Mechanical equipment and appurtenances shall be enclosed in such a manner that: (a) the enclosure is designed as a logical extension of the building form and an integral part of overall building design, and (b) its cladding and detailing is comparable in quality to the rest of the building.

3. Only clear vision glass shall be used.

4. Final architectural and decorative detailing, materials, glazing, color and texture of exterior finishes shall be submitted for review and approval by the Department.

5. The Project design shall be brought back to the Planning Commission as an information item prior to the release of building permits.

LANDSCAPING AND OPEN SPACE

1. A landscape plan prepared by a licensed landscape architect shall be submitted for review and approval by the Department prior to application for a building permit.

2. Common usable open space areas shall be retained for the use of residents for the lifetime of the Project.

3. In fulfillment of the requirements of Code Section 143, a minimum of one street tree shall be provided for each 20 feet of street frontage on the Page Street and Gough Street frontages of the Project.

HOUSING

1. The Project shall not be marketed or leased for time share, executive suites or short term transient use. No residential units shall be used as a hotel, as defined in Section 203.8 of the San Francisco Housing Code.

2. Covenants, conditions and restrictions shall be imposed upon Project residential units to restrict use to occupancy for permanent (non-transient) residents and to preclude time share ownership or occupancy.

AFFORDABLE HOUSING

1. If as proposed in the Application before the City Planning Commission at its October 4, and November 8, 1990 meetings, the Project's residential units are to be rental units, then the Project Sponsor shall contribute Two Hundred and Eighty Thousand Dollars ($280,000) for the development of new affordable housing units in the vicinity of the Project. Funds shall be contributed to the Mayor's Office of Housing prior to the release of a Temporary Certificate of Occupancy. The manner in which the contribution shall be made shall be approved by the Director of City Planning in consultation with the Mayor's Office of Housing.

2. In the event that the Project's residential units are sold as condominiums, the Project Sponsor shall contribute an additional Seventy-Two Thousand Dollars ($72,000) to the Mayor's Office of Housing for a total contribution of Three Hundred and Fifty-Two Thousand Dollars ($352,000). This additional contribution shall be payable in one-third increments ($24,000 each) upon the closing of 25 percent, 50 percent and 75 percent of the Project's residential units. The manner in which said contribution shall be made shall be approved by the Director of City Planning in consultation with the Mayor's Office of Housing.

3. Upon the request of the Mayor's Office of Housing, the Project Sponsor shall share its marketing study for the Project with the sponsor of the proposed Housing Development and Neighborhood Conservation Program (HDNCP) project at Valencia and McCoppin Streets prior to the release of a Temporary Certificate of Occupancy for the Project. Compliance with this condition shall be determined by the Director of Planning in consultation with the Mayor's Office of Housing.

NOISE REDUCTION IN RESIDENTIAL UNITS

1. The residential units are subject to Title 25 of the California Administrative Code which provides standards for maximum interior noise levels in residential units located in areas with an ambient noise level of 60dBA or more. The Project Sponsor shall provide to the City an acoustical analysis by a competent acoustical engineer showing how the State required interior noise level standard of Ldn of 45dBA will be met through noise insulation features to be included in the Project.

WIND

1. Pursuant to Code Section 249.1(b)(3), the Project shall be designed to include wind walls, deflectors, baffles, trellises or other features or devices, if necessary, to reduce wind speeds on the proposed open space within the Project to seven mph in public seating areas and eleven mph in pedestrian areas. The open space should be enclosed, if necessary, if the standard cannot be met as an outdoor space. The final wind reduction measures are subject to Department approval.

TRANSPORTATION

1. A minimum of 92 parking spaces shall be designated and provided for lifetime exclusive use by Project residents based on resident parking demand as estimated in the "Traffic Impact Study." The upper level of the parking garage shall be designated for exclusive use by Project residents as well as a portion of the lower parking level as shown in attached Exhibits C and D. Designated residential parking spaces would remain independently accessible at all times. Two years after issuance of the first Certificate of Occupancy for the Project, and every two years thereafter, the Project Sponsor shall survey the Project residents to determine the actual number of vehicles owned by such residents and, if necessary, shall increase the number of parking spaces designed and provided for exclusive use of Projett residents to correspond to the actual vehicle ownership of Project residents (up to a maximum of 128 spaces). The Project Sponsor shall provide the results of its survey to the Department of City Planning. Should the City establish a procedure for collecting fees for the monitoring of conditions of approval, the Project Sponsor agrees to comply with such a procedure and pay a reasonable monitoring fee.

2. A valet parking operation shall be employed from 7:00 a.m. to 7:00 p.m. Monday through Friday (except holidays) to provide the capacity to park up to 80 vehicles in the lower level commercial portion of the garage as shown in attached Exhibit D. In the event that parking demand by residents of the Project exceeds the designated supply of 92 residential spaces, the available supply for the commercial portion of the garage shall be reduced to fully accommodate actual residential parking demand with independently accessible spaces at all times as warranted.

3. Residents in each unit of the Project shall have a right for the life of the Project of first offer on reasonable terms as specified in Conditions 4, 5 and 6 inclusive to lease parking in the Project garage. If the residents of the Project elect not to lease all 92 of the designated residential parking spaces, the Project owner or designated agent shall have the right to lease such parking spaces to other residents of the neighborhood on no longer than month-to-month leases as specified in Condition 4, terminable upon receipt by the Project owner or designated agent of written notice from a resident that said resident desires to lease a parking space and there are no vacant available spaces. Upon receipt of such written notice, should a parking space not be available, then the Project owner/agent shall terminate a non-resident lease and lease the parking space to the resident at a cost that is no greater than that paid by other residents.

4. The order of precedence for the availability of Project parking shall be as follows:

   A. Project residents;

   B. customers of Project commercial tenants;

   C. commercial tenants of the Project;

   D. persons residing within six blocks of the Project;

   E. no other parking leases shall be permitted.

10. The Project Sponsor has agreed to contribute $280,000 toward the development of an off-site affordable housing project (most likely the Salvation Army housing project at Valencia and McCoppin Streets) through the Mayor's Office of Housing. In the event that the Project residential units are sold as condominiums, the Project Sponsor has agreed to contribute an additional $72,000 for an off-site affordable housing project through the Mayor's Office of Housing.

11. Pursuant to the provisions of Code Section 303, the Commission may authorize a Conditional Use if the facts presented are sufficient to establish the following:

A. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary and desirable for and compatible with the neighborhood and community.

The development of 128 dwelling units, 19,075 square feet of retail and commercial uses, and 24,900 square feet of office space after demolition of two UMB rated buildings will enhance the character of the neighborhood, contribute to the City's stock of available housing, enhance the consumer and commercial services available in the area, resulting in a project that is necessary and desirable for and compatible with the neighborhood and community.

B. That such use or feature as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity with respect to aspects including but not limited to the following:

1. The nature of the proposed site including its size and shape, and the proposed size, shape, and arrangement of structures.

The massing of the proposed building, its facade articulation and detailing, upper floor setbacks, height, and south-facing open space are compatible with surrounding development and will not be detrimental to surrounding properties.

2. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.

Access to the Project's garage and two truck loading spaces will be off of Page Street. According to the traffic impact study of the Negative Declaration, the Project will create no significant traffic impacts. Furthermore, as discussed previously and below, the Project's garage will accommodate the projected demand for residential and commercial off-street parking identified in the traffic impact study, provided a valet operation for the commercial uses is in effect during weekdays.

3. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor.

Construction Conditions of Approval will be followed during the demolition and construction periods to minimize noise, dust, and odor emissions. No such emissions and no glare are involved in the Project after completion of construction.

4. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

Project usable open space exceeds Code requirement and landscaping and screening will be provided so that such open space is quiet, wind free, and thus usable. Parking is provided underground in two levels with a ticket/card gate on the entrance side and the exit side and at night, a security gate. Service areas are within the building. Lighting will not be intrusive on neighboring properties. Signage will comply with Code provisions.

C. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Other than the application for Planned Unit Development modifications as hereinafter described, the Project will comply with the requirements of the Code. The Project will be in conformity with the Master Plan for the reasons described in Findings 11.C.1 through 11.C.7.

D. That such use or feature as proposed will provide a development that is in conformity with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District.

NC-3 Districts are intended in most cases, to offer a wide variety of comparison and specialty goods and services to a wider trade area than the immediate neighborhood, and additionally provide convenience goods and services to the surrounding neighborhood. Housing development in new buildings is encouraged above the second story. The Project conforms to the NC-3 District stated purpose and will constitute a significant contribution to this District.

12. Under the provisions of Code Section 304, the Commission may authorize a Conditional Use for a Planned Unit Development in accordance with the provisions of Section 303 and the further requirements listed below. A Planned Unit Development shall meet the following objectives, criteria and limitations:

A. The Project will be developed as an integrated unit and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood, and the City as a whole.

E. If cultural resources of potential significance are discovered, an appropriate security program shall be implemented to prevent looting or destruction. Any discovered cultural resources assessed as significant for their potential educational value by the ERO and the President of the LPAB shall be required to be placed in an appropriate repository.

F. Copies of the draft reports prepared according to these mitigation measures shall be sent first and directly to the ERO and to the President of LPAB. A final report is to be sent to the California Archaeological Site Survey Office at Sonoma State University. The Office of Environmental Review shall receive three final copies of the final archaeological report.

SOILS

1. A soils report shall be prepared by a California licensed engineer and the developer shall follow the recommendations of this report.

2. The Project Sponsor shall obtain the services of an appropriate consultant to test the Project site for potential soils contamination. If test results disclose the presence of contaminants, the consultant shall submit a remediation plan and the consultant shall certify that the remediation plan has been prepared according to applicable Federal and State standards prior to issuance of building permits for the Project. In addition, groundwater shall be monitored and cleared up if necessary, all pursuant to the remediation plan. The remediation activities shall be monitored by a licensed professional engineer who shall certify that the remediation satisfied the standards established by the Regional Water Quality Control Board.

3. If dewatering is found necessary by the Department of Public Works to reduce the amount of settlement entering the storm sewer lines, any groundwater pumped from the site shall be retained in holding tanks to allow the suspended particles to settle.

RETAIL/COMMERCIAL USES

1. Proposals for Large Fast Food Restaurants as defined in Section 790.90 of the Code shall be required to apply for Conditional Use authorization from the Commission as set forth in Code Sections 712.43 and 303. Other commercial and retail uses shall comply with Section 712 of the Code.

PERFORMANCE

1. The Applicant shall transmit a copy of this Motion to the Office of the Recorder for the City and County of San Francisco for recordation as part of the property records. This action shall be taken prior to any approval of a Building Permit Application by the Department.

2. The Applicant shall secure a valid building permit for the project within three years of this approval. The time for receiving a building permit may be extended an additional two years by the Zoning Administrator should delays in issuing a permit be caused by a government agency or legal action.

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5. The parking rate structure shall be as follows:

   A. Monthly leases shall be restricted to Project residents, commercial tenants of the Project, and neighborhood residents who reside within six blocks of the Project.

   B. The monthly parking rate for Project residents shall be not more than 75 percent of the monthly rate for non-residents of the Project.

   C. With the exceptions specified in Conditions 5.A. and 5.B., all other parking rates shall be assessed in terms of increments of one hour or less, and the total charge for four hours of parking shall be no more than four times the charge for the first hour.

   D. With the exceptions specified in Conditions 5.A. and 5.B., the total daily maximum charge for all other parking shall be no less than six times the charge for the first hour of use, and the daily maximum charge shall not be reached until at least six full hours of parking duration.

   E. No "Early Bird" or other special rates inconsistent with the provisions of Conditions 4 and 5 inclusive shall be permitted.

6. In the event that any residential unit of the Project is sold or tenancy changes, then for the life of the Project, the right to lease at least one parking space within the Project must be sold or continue to remain available with each so affected residential unit.

7. Parking control equipment as indicated in attached Exhibit C shall be provided at the street level and operated in a manner to ensure adequate off-street space for vehicle queues and manuevering, adequate security for the vehicles of Project residents, and full compliance with Project approval conditions.

8. The Project Sponsor shall provide a minimum of 8 secure spaces for bicycles or mopeds and a minimum of 6 secure handicapped spaces.

9. Under no circumstances shall subsurface sidewalk vaults be permitted for parking uses. While subsurface sidewalk vaults are discouraged in all instances, should there be demonstrated need for non-parking purposes, the Project Sponsor shall design subsurface vaults to allow for possible future widening of adjacent streets, and vault design shall be of sufficient strength to carry maximum vehicular and live loads. Provision in the vault area for the placement of street trees shall also be made, subject to approval of the Zoning Administrator. In addition, should vaults exist or be installed as part of the Project, the Project Sponsor shall accommodate and pay for the installation of all sub-surface footings, supports and foundations as may be required for future public improvements such as street lights, street trees, trolley wire poles, signs, benches, transit shelters, transit rights-of-way, etc. within Project vault areas and any permits for subsurface Project vaults shall be subject to revocation. Placement of any improvements such as so described is entirely within the discretion of the City.

ENERGY

1. The Project Sponsor shall consider appropriate energy conservation measures in building design and operation prior to filing the site permit. The Project Sponsor shall submit to the Department a brief report containing the measures outlined in the following checklist including reasons for rejecting any of the measures not employed. Measures to be considered shall include:

   A. Passive solar energy design;

   B. Maximum uses of natural illumination (day lighting) through window design, atriums, skylights, etc.;

   C. Other lighting reducing strategies, including high efficiency outdoor lights, low energy ballasts, time switches on storerooms, occupancy sensors, etc.;

   D. Alternative energy systems for domestic hot water pre-heating;

   E. Multiple metering of structure (separate meter for each dwelling unit); and

   F. Alternatives to air conditioning, including natural ventilation.

PRESERVATION AND ARCHAEOLOGY

1. Given the possibility of encountering the remains of archaeological resources within the Project site, the Project Sponsor shall:

   A. Retain the services of an archaeologist who shall determine if s/he should instruct all excavation and foundation crews on the Project site of the potential for discovery of archaeological resources and the procedure to be followed if such resources are uncovered.

   B. The Project archaeologist shall supervise a program of on-site monitoring during site excavation. The archaeologist shall record observations in a permanent log.

   C. Should valuable archaeological resources be found following commencement of excavation activities, the archaeologist shall assess the significance of the find, and immediately report to the Environmental Review Officer (ERO) and the President of the Landmarks Preservation Advisory Board (LPAB). Upon receiving the advice of the consultants and the LPAB, the ERO shall determine specific mitigation measures to be followed. The monitoring program, whether or not there are finds of significance, shall result in a written report to be submitted first and directly to the ERO, with a copy to the Project Sponsor.

   D. Excavation or construction activities which might damage discovered cultural resources shall be suspended for a total maximum of four weeks over the course of construction to permit inspection, recommendation and retrieval if appropriate.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

1990 E.M.T. Trust&Ovson Alan
c/o Alan Ovson
2819 Pine St.
San Frnacisco, CA 94115

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [X] Other AAB Hearing

PROPERTY ADDRESS 47 Page Street
BLOCK 0854 LOT 008
APPEAL NO. 6431 S-NC-DEQ PPO
INSPECTOR Derrill Langer/John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on *January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant. ull

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

Alan Olson
Appellant

Appeal Number 6431

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 23, 19 91

(2) The affected premises are located at 47 Page St San Francisco. They contain -0- dwelling units and -0- rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Order of Abatement under section 203-203R of the building Code - Parapet Order #

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

see attached

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:
2819 Pine St
SF, Ca. 94115
Telephone Number: 563-0292

Dated: 11/1, 19 91.

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260
1390 Market Street, San Francisco, CA 94102

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 10/23/91
PROPERTY ADDRESS:
47 PAGE ST
BLOCK: 0854 LOT: 008
SEQ: 01 CASE: PPO

1990 E M T TRUST&OVSON ALAN
% ALAN OVSON
2819 PINE ST
SAN FRANCISCO CA

OWNER'S NAME:
1990 E M T TRUST

INSPECTOR: John Greene

94115 DISTRICT: 27A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 157827

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/23/91 in accordance with the DPW HEARING ORDER NO. 157177.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/19/91.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/23/91

Very Truly Yours,

Richard J. Evans
Director of Public Works

27A-P20-P20-007

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

The optionee of this property, along with his architects and attorneys, has spent considerable time, money, and energy obtaining a Conditional Use Permit for this property from the city and county of San Francisco. The optionee plans to build an eight story mixed use development complete with over 100 residential units and parking on this lot and the adjacent lot. (Copies of the CUP and plans for the building are available upon request.)

The optionee is presently actively seeking financing for this project and after obtaining financing will demolish the buildings.

Currently the building is occupied by one tenant who uses 12.5% of the useable space. An engineer has assessed that the building has ties at the ceiling level which comply with the parapet ordinance.

Both the owner and the optionee wish to modify the order so that the already expensive costs of development won't be needlessly expanded by doing work on a building that will, within the near future, be demolished.

ROBERT S. GEFKEN
STRUCTURAL ENGINEER
116 NEW MONTGOMERY STREET
SAN FRANCISCO, CALIF. 94105
TELEPHONE (415) 243-0616

Mr. Alan Ovson
2819 Pine St.
San Francisco, Ca. 94115

January 13, 1992

Job No. 91133

Re: Parapet inspection of a type 3 building at 47 Page St.
File No. 3339

Dear Mr. Ovson:

On Tuesday, Sept. 24, 1991, I made an inspection of the parapets at the above referenced building for the purpose of determining if any strengthening of the parapets would be required. The conditions I found are as follows:

The building is a type 3 structure with a wood roof and brick walls. The front portion on Page St. is three stories while the rear part on Rose St. is two stories. The building to the east is about four stories high while the building on the west is one story in which the roof is approximately the same height as the two story portion.

All the walls are tied to the roof framing about 6'-0" on center; however, some of the brick walls will require bracing above the roof. The front of the building on Page St. and the rear of the building on Rose St. will require bracing as well as the west wall of the three story portion of the building.

When you are ready, we will make an analysis of the building and a drawing will be prepared indicating the bracing of the parapet.

If there are any questions, please call.

Sincerely yours,

Robert S. Gefken

SAN FRANCISCO

CITY PLANNING COMMISSION

MOTION NO. 12068

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING A PLANNED UNIT DEVELOPMENT OF AN EIGHTY FEET HIGH, EIGHT STORY MIXED-USE RETAIL, COMMERCIAL, OFFICE AND RESIDENTIAL BUILDING HAVING APPROXIMATELY 19,000 GROSS SQUARE FEET OF GROUND STORY RETAIL AND COMMERCIAL SPACE, APPROXIMATELY 24,900 GROSS SQUARE FEET OF SECOND STORY OFFICE SPACE, 128 DWELLING UNITS ON THE UPPER STORIES, AND A TWO LEVEL SUBTERRANEAN PARKING GARAGE WITH EXCEPTIONS FROM THE PLANNING CODE TO ALLOW GREATER BUILDING BULK, GREATER COMMERCIAL USE SIZE, NO REAR YARD, SCREENED USABLE OPEN SPACE, GREATER BAY WINDOW WIDTH, VALET PARKING WITHIN THE PARKING GARAGE, REDUCTION IN THE REQUIRED RESIDENTIAL OFF-STREET PARKING, AND A SUPPLEMENTAL NUMBER OF RESIDENTIAL UNITS ABOVE THAT NORMALLY PERMITTED ON A PARCEL HAVING 25,821 SQUARE FEET OF AREA IN AN NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND AN 80-A HEIGHT AND BULK DISTRICT.

Preamble

On October 4, and November 8, 1990, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on Conditional Use Application No. 88.811EC at which time the Commission reviewed and discussed the findings prepared for its review.

It was determined by the San Francisco Department of City Planning (hereinafter "Department"), in accordance with the provisions of the California Environmental Quality Act (hereinafter "CEQA"), the State Guidelines for the implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed project would not cause significant impacts such that an environmental impact report would be required, and in accordance with the above provisions, the Department adopted and issued a Final Negative Declaration on August 28, 1990 (Case No. 88.811EC). The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearings and has further reviewed and considered the case report, plans, models, studies, photographs and written materials pertaining to this proposed project and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. On November 6, 1989, Anfang Resources, Inc. (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 55 Page Street, Lots 7 & 8 in Assessor's Block 854 (hereinafter "Subject Property"), two adjoining lots having a combined parcel area of approximately 25,821 square feet to construct as a Planned Unit Development an eighty (80) feet high, eight story mixed-use building containing ground story retail and commercial space of approximately 19,075 square feet, 24,900 gross square feet of second story office space, 128 residential units on the third to the eighth stories, and with one level subterranean parking garage containing 72 independently accessible parking spaces in conformity with plans filed with the Application and labeled "Exhibit B" in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A height and bulk district.

2. As a result of the Commission's comments and direction at its October 4, 1990 meeting, the Applicant modified the design of the building facade along the Page Street side, the elevator/mechanical equipment penthouse and the trellis over the rooftop usable open space area which are included in plans labeled "Exhibit E" (hereinafter "Project") and dated November 6, 1990. The Project was reviewed by the Commission at its November 8, 1990 meeting, and the final design of the Project will be presented to the Commission as an informational item at a later regular Commission meeting date.

3. The Project footprint of 215 feet in length and diagonal dimension of 258 feet covers almost the entire site except for a 510 square feet main entry plaza on the Page Street frontage, in conformity with Exhibit E, and on the Gough Street frontage, two entryways to the ground floor retail/commercial spaces, a service entry and a utility entry, all in conformity with Exhibit E. The first two floors which contain the retail, commercial and office uses fill this building envelope. From the third story to the eighth story, the residential levels, the building is designed in a U-shape with the U-shaped recessed area facing south on the Rose Street facade. In addition, the seventh and eighth stories have numerous recesses and setbacks on all sides. An elevator/mechanical penthouse is on the eighth story rooftop in vertical alignment with the main entrance and extends twenty feet high from the rooftop.

4. No rear yard is provided on this site. This is consistent with adjacent and surrounding development in the neighborhood. Surrounding properties are entirely covered by commercial, retail and residential buildings.

5. Private and common usable open space of approximately 12,000 square feet is being provided which exceeds Code requirement. Most of the residential units (excepting 16 studio units) have private balconies, some of them screened with clear glass in order to provide open space that is quiet and wind free and thus usable. Common usable open space on the third story and on the eighth story rooftop totals approximately 4,000 square feet.

6. Since the latter part of August 1990, after distribution of public notice of the Application, Project representatives have worked with Department staff to revise the subterranean parking garage plan in order to meet the amount of residential parking spaces projected to be the parking demand in the traffic impact study of the Final Negative Declaration and to meet the Planning Code required amount of parking for the retail and commercial establishments, and offices of the Project by providing a workable valet parking operation.

   The revisions have produced an off-street parking plan to the satisfaction of Department staff. Transportation Conditions of Approval developed by Project representatives and Department staff address and stipulate independently accessible residential parking spaces and an operational valet parking plan.

7. With the revision of the off-street parking plan within the subterranean parking garage, the Project now includes a two level subterranean parking garage containing ninety-two (92) independently accessible parking spaces for the lifetime exclusive use by building residents and a valet parking operation for visitors, customers and users of the retail and commercial establishments and offices from Monday through Friday, 7:00 a.m., to 7:00 p.m. with the capacity to park up to eighty (80) automobiles within the second (lower) level of the garage in conformity with plans dated September 25, 1990 and labeled "Exhibit C" and "Exhibit D".

8. The two existing unreinforced masonry buildings on the Project site have been rated in the Unreinforced Masonry Buildings (UMB) historical architecture survey conducted by The Foundation for San Francisco's Architectural Heritage. The building located at 43-47 Page Street, designed by architect Frederick H. Meyer, has been given a B rating (Major Importance; eligible for the National Register, and of secondary priority for City Landmark status). A C rating (Contextual Importance) has been given to the other building at 53-65 Page Street. In the adopted 1976 Citywide Architectural Survey, the 43-47 Page Street building received a summary of "0" (on a scale of "0" to "5" with "5" being the highest).

   At its October 3, 1990 meeting, the Landmarks Preservation Advisory Board (LPAB) reviewed and commented on these two buildings. The LPAB, by a vote of 5-2, voted to recommend to the Commission the retention of the 43-47 Page Street building on Lot 8 of Assessor's Block 854 and that it would have to be integrated into the overall Project, and any new construction added above this building would have to be setback from the facade walls. The LPAB gave no recommendation on the 53-65 Page Street building.

9. However, since the unreinforced masonry building at 43-47 Page Street is a minor example and accessory building among the total inventory of existing Frederick H. Meyer designed buildings in the City which are well preserved and more worthy of preservation, the demolition of the building is found desirable in order to proceed with the Project.

10. The Project Sponsor has agreed to contribute $280,000 toward the development of an off-site affordable housing project (most likely the Salvation Army housing project at Valencia and McCoppin Streets) through the Mayor's Office of Housing. In the event that the Project residential units are sold as condominiums, the Project Sponsor has agreed to contribute an additional $72,000 for an off-site affordable housing project through the Mayor's Office of Housing.

11. Pursuant to the provisions of Code Section 303, the Commission may authorize a Conditional Use if the facts presented are sufficient to establish the following:

A. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary and desirable for, and compatible with the neighborhood and community.

The development of 128 dwelling units, 19,075 square feet of retail and commercial uses, and 24,900 square feet of office space after demolition of two UHB rated buildings will enhance the character of the neighborhood, contribute to the City's stock of available housing, enhance the consumer and commercial services available in the area, resulting in a project that is necessary and desirable for and compatible with the neighborhood and community.

B. That such use or feature as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity with respect to aspects including but not limited to the following:

1. The nature of the proposed site including its size and shape, and the proposed size, shape, and arrangement of structures.

The massing of the proposed building, its facade articulation and detailing, upper floor setbacks, height, and south-facing open space are compatible with surrounding development and will not be detrimental to surrounding properties.

2. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.

Access to the Project's garage and two truck loading spaces will be off of Page Street. According to the traffic impact study of the Negative Declaration, the Project will create no significant traffic impacts. Furthermore, as discussed previously and below, the Project's garage will accommodate the projected demand for residential and commercial off-street parking identified in the traffic impact study, provided a valet operation for the commercial uses is in effect during weekdays.

3. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor.

Construction Conditions of Approval will be followed during the demolition and construction periods to minimize noise, dust, and odor emissions. No such emissions and no glare are involved in the Project after completion of construction.

4. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

Project usable open space exceeds Code requirement and landscaping and screening will be provided so that such open space is quiet, wind free, and thus usable. Parking is provided underground in two levels with a ticket/card gate on the entrance side and the exit side and at night, a security gate. Service areas are within the building. Lighting will not be intrusive on neighboring properties. Signage will comply with Code provisions.

C. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Other than the application for Planned Unit Development modifications as hereinafter described, the Project will comply with the requirements of the Code. The Project will be in conformity with the Master Plan for the reasons described in Findings 11.C.1 through 11.C.7.

D. That such use or feature as proposed will provide a development that is in conformity with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District.

NC-3 Districts are intended in most cases, to offer a wide variety of comparison and specialty goods and services to a wider trade area than the immediate neighborhood, and additionally provide convenience goods and services to the surrounding neighborhood. Housing development in new buildings is encouraged above the second story. The Project conforms to the NC-3 District stated purpose and will constitute a significant contribution to this District.

12. Under the provisions of Code Section 304, the Commission may authorize a Conditional Use for a Planned Unit Development in accordance with the provisions of Section 303 and the further requirements listed below. A Planned Unit Development shall meet the following objectives, criteria and limitations:

A. The Project will be developed as an integrated unit and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood, and the City as a whole.

B. The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the properties included. It must be an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.

The Project is in one ownership, and is on a 25,821 square feet site, which is larger than 1/2 acre, exclusive of streets, alleys, and other public property that will remain undeveloped.

C. Affirmatively promote applicable objectives and policies of the Master Plan.

The Project meets this requirement, as set forth as follows:

1. Objective 1 of the Master Plan Resident Element sets forth policies which address the provision of new housing, especially permanently affordable housing, in appropriate locations. Under this objective, Policies 1-2, 1-3, and 1-4 encourage major new housing close to downtown in underused commercial and industrial areas; inclusion of housing, including permanently affordable housing, in commercial developments; infill housing on appropriate sites in established neighborhoods. The Project meets these objective and policies. It provides housing at moderate rent levels in a marginal commercial area consisting of a mixed neighborhood of residential, retail, commercial, office, warehouse and heavy commercial uses.

2. Objective 2 of the Residence Element sets forth policies to increase housing supply without overcrowding or adversely affecting the prevailing character of the existing neighborhood. Policies 2-2 and 2-3 call for allowing higher residential densities in areas adjacent to downtown and in neighborhood commercial districts where higher densities will not have harmful effects, and allowing flexibility in the number and size of units within permitted volumes of larger multiple unit structures.

The Project provides 128 housing units at the maximum allowable density without it being substantially equivalent to rezoning of property as determined by the Zoning Administrator. It is in a neighborhood commercial district located at the west edge of the C-3-G (Downtown General Commercial) District, and near the Civic Center Area and adjacent to a C-M (Heavy Commercial) District.

In addition, the Project Sponsor has agreed to contribute $280,000 to an off-site affordable housing development project in the Project vicinity. Should the Project residential units be sold as condominiums in the future, an additional contribution of $72,000 will be contributed to an off-site affordable housing project.

3. Policies 1 and 3 of Objective 6 of the Master Plan's Commerce and Industry Element promote ensuring and encouraging the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while preserving the mixed commercial-residential character of such districts, and encouraging their diversity.

The Project will fulfill these policies by providing space for a variety of neighborhood-serving retail uses on the building's ground floor in conjunction with residential uses on floors three through eight. The Project's design will add to the neighborhood's diversity.

4. Policy 1 of Objective 12 of the Master Plan's Transportation Element directs the regulation of off-street parking in new housing so as to guarantee needed spaces without requiring excess spaces.

The Project provides 92 independently accessible parking spaces for the exclusive lifetime use by Project residents, and a valet parking service which would accommodate up to 80 automobiles Monday through Friday 7:00 a.m. to 7:00 p.m. for visitors, customers and users of the retail and commercial establishments and offices. The traffic impact study of the Final Negative Declaration made a determination that Project residential parking demand is actually closer to 92 off-street spaces. With the valet parking operation, the Code required amount of parking spaces for the Project commercial, retail and office uses can be met, although these spaces are not independently accessible as required by Code.

5. Policies 1, 2, and 6 of Objective 3 of the Master Plan's Urban Design Element are designed to promote harmony in the visual relationships and transitions between new and older buildings, and to avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their importance or present an overwhelming or dominating appearance.

The Project is designed to further these policies. The building will be comparable to surrounding development in its height, building materials, and colors. The building's massing will enable it to blend well with neighboring development because it conforms to the typical pattern in the area of zero lot line development with little upper story bulk reduction and rectilinear building form. Moreover, any appearance of bulk will be substantially reduced by various means. First, the "U" shape of the structure divides the Rose Street facade into two wings separated by a recess 70 feet wide and 60 feet deep. Second, a deep setback, distinctive detailing, a vertical element (the elevator penthouse), and a distinctive main entrance at the center serve to divide the Page Street facade into two distinct masses as well. The Gough Street and east facades are only approximately 120 feet wide above 40 feet. Finally, the seventh and eighth floors are set back substantially so that the

6. Policy 12 of Objective 4 of the Master Plan's Urban Design Element calls for the installation, promotion, and maintenance of landscaping in public and private areas. The Project incorporates extensive landscaping atop the commercial podium in the common open space, and street trees along the Page and Gough Street sidewalks.

7. Policy 5 of Objective 4 of the Master Plan's Recreation and Open Space Element promotes the inclusion in residential projects of private usable open space. The Project proposes that most of the dwelling units contain private open space in the form of a balcony, terrace or solarium. In addition, the Project contains over 4,000 square feet of common open space within the open end of the "U"-shaped building and on the roof terrace.

D. Provide off-street parking adequate for the occupancy proposed.

The Project meets this requirement, for the reasons set forth in Findings 5, 6, and 10.C.4.

E. Provide open space usable by occupants and, where appropriate, by the general public, at least equal to the open space required by this Code. The Project exceeds this requirement for usable open space for Project residents.

F. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of the Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of the Property.

The Project meets this requirement for the reasons described in Finding 12.A. below.

G. Under no circumstances be excepted from any height limit established by Article 2.5 of the Code, unless such exception is explicitly authorized by the terms of the Code.

The Project will comply with the 80 feet height limit of this NC-3 District.

H. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the District under Section 124 and Article 7 of the Code.

The gross floor area of the entire commercial space in the Project has a floor area ratio of 1.7:1, which is below the maximum 3.6:1 floor area ratio in the NC-3 District.

I. In NC Districts, not violate the use limitations by story set forth in Article 7 of the Code.

The Project will include retail and commercial uses on the first floor, office uses on the second floor and residential uses on upper floors. These uses comply with the use limitations by story set forth in Article 7 of the Code for projects in NC-3 Districts.

13. Under Code Section 304, a project meeting the foregoing requirements may merit a well reasoned modification of certain of the provisions contained elsewhere in the Code in the case of outstanding overall design complementary to the design and values of the surrounding area. The Project merits modifications to certain Code provisions and as hereinafter described, these modifications will contribute to the overall design and value of the Project:

A. The residential density of the Project is greater than that allowed in an NC-3 District. Under Section 304(d)(4) of the Code, however, residential density in a Planned Unit Development may be increased to up to one unit less than the density permitted in the next higher zoning district. On February 24, 1988, the Zoning Administrator determined that in this case, the next higher zoning district is C-3-G (Downtown Commercial General) District, in which the maximum residential density is one unit per 200 square feet of lot area. One less than the C-3-G density for this Project is 128 units [(25,821 square foot lot/200)-1].

One hundred twenty-eight (128) units of housing at this site is appropriate and would not adversely affect the neighborhood. The area is characterized by a mix of moderate density commercial, institutional and residential uses. Additional residential units are desirable to achieve more of a residential neighborhood quality for the area and to help support the neighborhood-serving retail uses beginning to develop in the neighborhood. As the Negative Declaration demonstrates, the proposed residential density will not adversely affect traffic or parking in the neighborhood.

B. The building bulk of 215 feet in length and 258 feet in diagonal dimension exceeds the maximum length of 110 feet and 125 feet in diagonal dimension. If the Project design were to conform with the bulk limit in this 80-A Height and Bulk district, the construction of two separate building cores would be required on this site.

In this instance, a better design will be achieved by the relaxation of the bulk limit. As stated in Finding 11.C.5., the rectilinear form of the building conforms with the typical pattern of development in the area, and the building's appearance of bulk will be reduced as described in that Finding.

C. Under Code Section 161(j), the parking requirement for dwellings in NC districts may be reduced provided that such a reduction is reasonably justified by the anticipated automobile usage by residents and visitors to the Project, and such reduction will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.

A reduction in the number of parking spaces required for the Project is reasonably justified based on the anticipated automobile usage by residents of and visitors to the Project, as demonstrated in the Negative Declaration. Such reduction, moreover, will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity

D. Code Section 712.21 requires Conditional Use for the development of commercial space larger than 5,999 square feet. The Project commercial, retail and office spaces totaling approximately 44,000 square feet provide the opportunity to establish a variety of neighborhood serving retail and commercial uses, and provide resident employment and business ownership opportunities.

E. No rear yard is provided in the Project. A rear yard is required by Code Section 134. However, Section 134(e) allows for a modification in the provision of a rear yard in NC districts if a comparable amount of usable open space is provided for residential uses on the site; the project will not impede access of light and air to and views from adjacent properties; and if the project will not adversely affect the interior block open space formed by rear yards of adjacent properties.

The Project is on a site which consists of two through lots from Page Street to Rose Street. Other properties on this block of Page Street are covered entirely by buildings such that there is no interior block open space. Rose Street has properties which have buildings that cover their entire lots also. In addition, adjacent and surrounding buildings are of comparable height with the Project.

Thus, the Project does not obstruct the continuation of the interior block open space, and impede access of light and air to and views from adjacent properties. Moreover, a combination of private and common usable open space is provided for the residential uses in the Project in excess of Code requirement.

F. In order to provide open space that is quiet and wind free and thus usable, some of the residential units with balconies facing Gough Street will have clear glass screening. This is a slight modification of the usable open space provisions.

G. Some of the bay windows of the residences are greater than the maximum permitted width of ten feet. These windows provide light to these dwelling units and add design variations to the building facade as well.

14. The Commission has considered the Project and finds that it is consistent with the requirements of the Code, Article 1, Section 101.1 in that:

A. The Project will enhance future opportunities for resident employment and ownership of neighborhood-serving retail uses by providing space for neighborhood-serving retail uses.

B. The Project does not propose to demolish any existing housing, and will conform to the character of the existing neighborhood.

C. The Project will not adversely affect any affordable housing because no existing housing will be displaced, unit rents or sale prices are expected to be moderate, and the Project Sponsor will make a contribution to an off-site affordable housing project to increase the number of affordable units in the City.

D. As established in the Negative Declaration, commuter traffic attributable to the Project will not impede MUNI transit service or overburden the City's streets or neighborhood parking.

E. The Project will have no adverse effect on the service and industrial sectors. It will provide neighborhood-serving commercial uses and general service uses as well as opportunities for resident business ownership and employment in the service sector.

F. The Project will increase the City's preparedness to protect against injury and loss of life in an earthquake by replacing unreinforced masonry buildings on the site.

G. The Project will replace two unreinforced masonry buildings which are not landmarks. (However, both are considered historic buildings; the 47 Page Street building is rated in the 1976 Citywide Architectural Survey, is rated "B" by The Foundation for San Francisco's Architectural Heritage, and rated by Department staff as eligible for the National Register in the recently completed Unreinforced Masonry Buildings (UMB) architectural survey; and the 53 Page Street building is rated "C" by the Foundation for San Francisco's Architectural Heritage, and rated by Department staff in the UMB survey.)

Demolition of both buildings is justified in order to provide a site for a major new housing project. Other more significant and worthy Frederick H. Meyer designed buildings are already protected and designated for preservation.

H. The Project will not adversely affect any park or open space or their access to sunlight and vistas.

15. The Commission, after carefully balancing the competing public and private interests, hereby finds that approval of the Conditional Use promotes the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application No. 88.811EC.

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I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of November 8, 1990.

Linda Avery
Secretary

AYES: Commissioners Bierman, Engmann, Hu, Karasick, Morales and Sewell

NOES: None

ABSENT: Commissioner Boldridge

ADOPTED: November 8, 1990

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EXHIBIT A

CONDITIONS OF APPROVAL

Wherever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

1. GENERAL CONDITIONS

A. Construction

1) If pile driving is required, the Project Sponsor shall pre-auger holes for piles unless the Project Sponsor can establish, to the satisfaction of the Bureau of Building Inspection (BBI), that such a procedure is unnecessary or undesirable.

2) A detailed foundation and structural design study shall be submitted by the Project Sponsor to the Bureau of Building Inspection for its approval prior to the issuance of a building permit.

3) The Project Sponsor shall maintain pedestrian walkways along public rights of way adjacent to the Project during construction in consultation with appropriate City agencies including the Department.

4) In advance of the start of project construction, the Project Sponsor shall develop a construction management plan subject to approval by the Department of City Planning, Department of Parking and Traffic, and the Municipal Railway. The construction management plan shall be designed to minimize impacts to adjacent residents and businesses, disruptions to the traffic on Gough Street, and delays to Muni buses on Page Street. In the event that construction activities on Page Street would require temporary relocation of trolley coach overhead wires and/or other changes to normal Muni operations, this expense shall be the financial responsibility of the Project Sponsor.

5) Rose Street shall be maintained as a public right-of-way and not be used as a primary staging area for construction.

6) The Project Sponsor shall require the contractor to sprinkle demolition sites with water continuously during demolition activity; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other such material; cover trucks hauling debris, soil, sand and other such material; and sweep streets surrounding demolition and construction sites at least once per day to reduce particulate emmissions.

7) The Project Sponsor shall require the project contractor to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants by such means as prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs (to reduce emissions) for equipment that would be in frequent use for much of the construction period.

B. Additional Office Construction

1) The Project Sponsor or its successors in interest shall certify annually on the date of the first Certificate of Occupancy the amount of office space contained in the Project for ten years from the first Certificate of Occupancy.

2) Should the Project Sponsor or its successors in interest add additional office space to the complex such that the total office square footage of the Project and the addition exceeds 25,000 square feet within ten years from the date of the first Certificate of Occupancy, the Project Sponsor or its successors in interest shall comply with all applicable provisions of the Code related to office projects with area in excess of 25,000 square feet.

3) Should the Project Sponsor or its successors in interest add additional office space to the complex such that the total office square footage of the Project and the addition exceeds 25,000 square feet within ten years from the date of the first Certificate of Occupancy, the amount of space shall be subtracted from the Smaller Building allocation.

C. Hazards

1. An evacuation and emergency response plan shall be developed by the Project Sponsor in consultation with the Mayor's Office of Emergency Services to ensure coordination between the City's emergency planning activities and the Project's plan and to provide for building occupants in the event of an emergency. This plan shall be reviewed by the Office of Emergency Services and implemented by building management before issuance of the Final Certificate of Occupancy.

LAND USE AND DENSITY

1. This authorization is for the construction, after demolition of two unreinforced masonry buildings, of a Planned Unit Development of a maximum eighty feet high mixed-use building with up to 19,075 gross square feet of retail and commercial space on the ground story, a maximum 24,900 gross square feet of office space on the second story and up to 128 residential units on the third through eighth stories, and a minimum of 92 independently accessible off-street parking spaces for the exclusive use of residents of the building in the subterranean parking garage as set forth in Conditions 1 and 3 of the Transportation Conditions of Approval of this Exhibit A, and in conformity with plans labeled Exhibit E, Exhibit C and Exhibit D and dated November 6, 1990 and as reviewed and approved by the Commission on November 8, 1990.

2. Final detailed building plans shall be reviewed and approved by Department staff prior to issuance of a building permit. Detailed building plans shall include a final site plan, residential units' plans, commercial, retail and office plans, parking garage plan, elevations, sections, usable open space plan, choice of finish materials, and details of construction, and include street trees except on Rose Street.

DESIGN

1. Final plans for this Planned Unit Development shall be in conformity with plans submitted as part of the Application known as Exhibit E, and approved by the Commission on November 8, 1990.

2. Mechanical equipment and appurtenances shall be enclosed in such a manner that: (a) the enclosure is designed as a logical extension of the building form and an integral part of overall building design, and (b) its cladding and detailing is comparable in quality to the rest of the building.

3. Only clear vision glass shall be used.

4. Final architectural and decorative detailing, materials, glazing, color and texture of exterior finishes shall be submitted for review and approval by the Department.

5. The Project design shall be brought back to the Planning Commission as an information item prior to the release of building permits.

LANDSCAPING AND OPEN SPACE

1. A landscape plan prepared by a licensed landscape architect shall be submitted for review and approval by the Department prior to application for a building permit.

2. Common usable open space areas shall be retained for the use of residents for the lifetime of the Project.

3. In fulfillment of the requirements of Code Section 143, a minimum of one street tree shall be provided for each 20 feet of street frontage on the Page Street and Gough Street frontages of the Project.

HOUSING

1. The Project shall not be marketed or leased for time share, executive suites or short term transient use. No residential units shall be used as a hotel, as defined in Section 203.8 of the San Francisco Housing Code.

2. Covenants, conditions and restrictions shall be imposed upon Project residential units to restrict use to occupancy for permanent (non-transient) residents and to preclude time share ownership or occupancy.

AFFORDABLE HOUSING

1. If as proposed in the Application before the City Planning Commission at its October 4, and November 8, 1990 meetings, the Project's residential units are to be rental units, then the Project Sponsor shall contribute Two Hundred and Eighty Thousand Dollars ($280,000) for the development of new affordable housing units in the vicinity of the Project. Funds shall be contributed to the Mayor's Office of Housing prior to the release of a Temporary Certificate of Occupancy. The manner in which the contribution shall be made shall be approved by the Director of City Planning in consultation with the Mayor's Office of Housing.

2. In the event that the Project's residential units are sold as condominiums, the Project Sponsor shall contribute an additional Seventy-Two Thousand Dollars ($72,000) to the Mayor's Office of Housing for a total contribution of Three Hundred and Fifty-Two Thousand Dollars ($352,000). This additional contribution shall be payable in one-third increments ($24,000 each) upon the closing of 25 percent, 50 percent and 75 percent of the Project's residential units. The manner in which said contribution shall be made shall be approved by the Director of City Planning in consultation with the Mayor's Office of Housing.

3. Upon the request of the Mayor's Office of Housing, the Project Sponsor shall share its marketing study for the Project with the sponsor of the proposed Housing Development and Neighborhood Conservation Program (HDNCP) project at Valencia and McCoppin Streets prior to the release of a Temporary Certificate of Occupancy for the Project. Compliance with this condition shall be determined by the Director of Planning in consultation with the Mayor's Office of Housing.

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NOISE REDUCTION IN RESIDENTIAL UNITS

1. The residential units are subject to Title 25 of the California Administrative Code which provides standards for maximum interior noise levels in residential units located in areas with an ambient noise level of 60dBA or more. The Project Sponsor shall provide to the City an acoustical analysis by a competent acoustical engineer showing how the State required interior noise level standard of Ldn of 45dBA will be met through noise insulation features to be included in the Project.

WIND

1. Pursuant to Code Section 249.1(b)(3), the Project shall be designed to include wind walls, deflectors, baffles, trellises or other features or devices, if necessary, to reduce wind speeds on the proposed open space within the Project to seven mph in public seating areas and eleven mph in pedestrian areas. The open space should be enclosed, if necessary, if the standard cannot be met as an outdoor space. The final wind reduction measures are subject to Department approval.

TRANSPORTATION

1. A minimum of 92 parking spaces shall be designated and provided for lifetime exclusive use by Project residents based on resident parking demand as estimated in the "Traffic Impact Study." The upper level of the parking garage shall be designated for exclusive use by Project residents as well as a portion of the lower parking level as shown in attached Exhibits C and D. Designated residential parking spaces would remain independently accessible at all times. Two years after issuance of the first Certificate of Occupancy for the Project, and every two years thereafter, the Project Sponsor shall survey the Project residents to determine the actual number of vehicles owned by such residents and, if necessary, shall increase the number of parking spaces designed and provided for exclusive use of Projett residents to correspond to the actual vehicle ownership of Project residents (up to a maximum of 128 spaces). The Project Sponsor shall provide the results of its survey to the Department of City Planning. Should the City establish a procedure for collecting fees for the monitoring of conditions of approval, the Project Sponsor agrees to comply with such a procedure and pay a reasonable monitoring fee.

2. A valet parking operation shall be employed from 7:00 a.m. to 7:00 p.m. Monday through Friday (except holidays) to provide the capacity to park up to 80 vehicles in the lower level commercial portion of the garage as shown in attached Exhibit D. In the event that parking demand by residents of the Project exceeds the designated supply of 92 residential spaces, the available supply for the commercial portion of the garage shall be reduced to fully accommodate actual residential parking demand with independently accessible spaces at all times as warranted.

3. Residents in each unit of the Project shall have a right for the life of the Project of first offer on reasonable terms as specified in Conditions 4, 5 and 6 inclusive to lease parking in the Project garage. If the residents of the Project elect not to lease all 92 of the designated residential parking spaces, the Project owner or designated agent shall have the right to lease such parking spaces to other residents of the neighborhood on no longer than month-to-month leases as specified in Condition 4, terminable upon receipt by the Project owner or designated agent of written notice from a resident that said resident desires to lease a parking space and there are no vacant available spaces. Upon receipt of such written notice, should a parking space not be available, then the Project owner/agent shall terminate a non-resident lease and lease the parking space to the resident at a cost that is no greater than that paid by other residents.

4. The order of precedence for the availability of Project parking shall be as follows:

   A. Project residents;

   B. customers of Project commercial tenants;

   C. commercial tenants of the Project;

   D. persons residing within six blocks of the Project;

   E. no other parking leases shall be permitted.

5. The parking rate structure shall be as follows:

   A. Monthly leases shall be restricted to Project residents, commercial tenants of the Project, and neighborhood residents who reside within six blocks of the Project.

   B. The monthly parking rate for Project residents shall be not more than 75 percent of the monthly rate for non-residents of the Project.

   C. With the exceptions specified in Conditions 5.A. and 5.B., all other parking rates shall be assessed in terms of increments of one hour or less, and the total charge for four hours of parking shall be no more than four times the charge for the first hour.

   D. With the exceptions specified in Conditions 5.A. and 5.B., the total daily maximum charge for all other parking shall be no less than six times the charge for the first hour of use, and the daily maximum charge shall not be reached until at least six full hours of parking duration.

   E. No "Early Bird" or other special rates inconsistent with the provisions of Conditions 4 and 5 inclusive shall be permitted.

6. In the event that any residential unit of the Project is sold or tenancy changes, then for the life of the Project, the right to lease at least one parking space within the Project must be sold or continue to remain available with each so affected residential unit.

7. Parking control equipment as indicated in attached Exhibit C shall be provided at the street level and operated in a manner to ensure adequate off-street space for vehicle queues and manuevering, adequate security for the vehicles of Project residents, and full compliance with Project approval conditions.

8. The Project Sponsor shall provide a minimum of 8 secure spaces for bicycles or mopeds and a minimum of 6 secure handicapped spaces.

9. Under no circumstances shall subsurface sidewalk vaults be permitted for parking uses. While subsurface sidewalk vaults are discouraged in all instances, should there be demonstrated need for non-parking purposes, the Project Sponsor shall design subsurface vaults to allow for possible future widening of adjacent streets, and vault design shall be of sufficient strength to carry maximum vehicular and live loads. Provision in the vault area for the placement of street trees shall also be made, subject to approval of the Zoning Administrator. In addition, should vaults exist or be installed as part of the Project, the Project Sponsor shall accommodate and pay for the installation of all sub-surface footings, supports and foundations as may be required for future public improvements such as street lights, street trees, trolley wire poles, signs, benches, transit shelters, transit rights-of-way, etc. within Project vault areas and any permits for subsurface Project vaults shall be subject to revocation. Placement of any improvements such as so described is entirely within the discretion of the City.

ENERGY

1. The Project Sponsor shall consider appropriate energy conservation measures in building design and operation prior to filing the site permit. The Project Sponsor shall submit to the Department a brief report containing the measures outlined in the following checklist including reasons for rejecting any of the measures not employed. Measures to be considered shall include:

   A. Passive solar energy design;

   B. Maximum uses of natural illumination (day lighting) through window design, atriums, skylights, etc.;

   C. Other lighting reducing strategies, including high efficiency outdoor lights, low energy ballasts, time switches on storerooms, occupancy sensors, etc.;

   D. Alternative energy systems for domestic hot water pre-heating;

   E. Multiple metering of structure (separate meter for each dwelling unit); and

   F. Alternatives to air conditioning, including natural ventilation.

PRESERVATION AND ARCHAEOLOGY

1. Given the possibility of encountering the remains of archaeological resources within the Project site, the Project Sponsor shall:

   A. Retain the services of an archaeologist who shall determine if s/he should instruct all excavation and foundation crews on the Project site of the potential for discovery of archaeological resources and the procedure to be followed if such resources are uncovered.

   B. The Project archaeologist shall supervise a program of on-site monitoring during site excavation. The archaeologist shall record observations in a permanent log.

   C. Should valuable archaeological resources be found following commencement of excavation activities, the archaeologist shall assess the significance of the find, and immediately report to the Environmental Review Officer (ERO) and the President of the Landmarks Preservation Advisory Board (LPAB). Upon receiving the advice of the consultants and the LPAB, the ERO shall determine specific mitigation measures to be followed. The monitoring program, whether or not there are finds of significance, shall result in a written report to be submitted first and directly to the ERO, with a copy to the Project Sponsor.

   D. Excavation or construction activities which might damage discovered cultural resources shall be suspended for a total maximum of four weeks over the course of construction to permit inspection, recommendation and retrieval if appropriate.

E. If cultural resources of potential significance are discovered, an appropriate security program shall be implemented to prevent looting or destruction. Any discovered cultural resources assessed as significant for their potential educational value by the ERO and the President of the LPAB shall be required to be placed in an appropriate repository.

F. Copies of the draft reports prepared according to these mitigation measures shall be sent first and directly to the ERO and to the President of LPAB. A final report is to be sent to the California Archaeological Site Survey Office at Sonoma State University. The Office of Environmental Review shall receive three final copies of the final archaeological report.

SOILS

1. A soils report shall be prepared by a California licensed engineer and the developer shall follow the recommendations of this report.

2. The Project Sponsor shall obtain the services of an appropriate consultant to test the Project site for potential soils contamination. If test results disclose the presence of contaminants, the consultant shall submit a remediation plan and the consultant shall certify that the remediation plan has been prepared according to applicable Federal and State standards prior to issuance of building permits for the Project. In addition, groundwater shall be monitored and cleared up if necessary, all pursuant to the remediation plan. The remediation activities shall be monitored by a licensed professional engineer who shall certify that the remediation satisfied the standards established by the Regional Water Quality Control Board.

3. If dewatering is found necessary by the Department of Public Works to reduce the amount of settlement entering the storm sewer lines, any groundwater pumped from the site shall be retained in holding tanks to allow the suspended particles to settle.

RETAIL/COMMERCIAL USES

1. Proposals for Large Fast Food Restaurants as defined in Section 790.90 of the Code shall be required to apply for Conditional Use authorization from the Commission as set forth in Code Sections 712.43 and 303. Other commercial and retail uses shall comply with Section 712 of the Code.

PERFORMANCE

1. The Applicant shall transmit a copy of this Motion to the Office of the Recorder for the City and County of San Francisco for recordation as part of the property records. This action shall be taken prior to any approval of a Building Permit Application by the Department.

2. The Applicant shall secure a valid building permit for the project within three years of this approval. The time for receiving a building permit may be extended an additional two years by the Zoning Administrator should delays in issuing a permit be caused by a government agency or legal action.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Helen Ferrari Rev. Interv TR
c/o Frank E Clohan
550 Hamilton Av., #220
Palo Alto, CA 94301

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [x] Other AAB

PROPERTY ADDRESS 501-513 Broadway

BLOCK 0162 LOT 001

APPEAL NO. 6432 S-NC-DEQ BC1

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

mf

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

MADLYN RISSETTO
HELEN FERRARI
Appellant

Appeal Number _____

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 11, 19 91

(2) The affected premises are located at 501-513 Broadway San Francisco. They contain 5 dwelling units and 23 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(See Statement Attached)

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(See Statement Attached)

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 15 1991
CODE ENFORCEMENT DIV.

(Attach an additional sheet if necessary)

(5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above agent.

(See Statement Attached)

(6) The official address of the undersigned is:
220 Bush Street, Suite 1418
San Francisco, CA 94104
Telephone Number: (415) 392-1423

Dated: October 16, 19 91.

Madlyn Rissetto

Signature of Appellant John G. Lyons
By: John G. Lyons, her attorney at law

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102

STATEMENT IN ANSWER TO CLAUSE (3) THE NATURE OF THE ACTION APPEALED FROM, TOGETHER WITH MATERIAL FACTS RELATING THERETO

On September 20, 1991, the Director of Public Works issued his Order of Abatement Under Section 203-203R of the Building Code (Order No. 157634).

The Order directs that the building in question be brought into conformance with the San Francisco Building Code, as specified in the Order. A list of violations of the Code is contained in a Special Parapet Report of Condition dated June 5, 1991 prepared by the Bureau of Building Inspection. Violations are numbered 1 through 13.

STATEMENT IN ANSWER TO CLAUSE (4)
THE RELIEF NEEDED AND REASONS
WHY OWNERS CLAIM THE APPEALED ACTION
SHOULD BE MODIFIED OR REVERSED BY THE ABATEMENT
APPEALS BOARD

Owners request that the Abatement Appeals Board modify the Order of the Director and provide that work on repair of violations commence within sixty days and be completed within eighteen months.

Owners request that the Abatement Appeals Board make the finding that the existing violations do not result in any condition constituting an imminent and substantial hazard to the life, health, or safety of any occupant of the building or other person. In support of this request, the owners state:

First: The parapet work required by the Director's order to be performed has been completed.

Secondly: The building is unoccupied.

Because the parapet work has been completed, the building does not present any substantial hazard to the life, health, or safety of any person.

Thirdly: The owners are making strenuous efforts to obtain a long-term ground lease to a developer who will be qualified and able to improve the building and bring the building into compliance with the San Francisco Building Code.

STATEMENT IN ANSWER TO CLAUSE (4)
(Cont'd)

Fourth: The owners have not received any rent from the building for several years and do not have available the capital needed to make the repairs and improvements required by the Director's order.

STATEMENT IN ANSWER TO CLAUSE (5)

This appeal is being filed with the concurrence of Andrew L. Fagan, Bryant, Clohan, Ott & Baruh, 550 Hamilton Avenue, Suite 220, Palo Alto, California 94301, attorneys for Helen Ferrari, one-fourth owner of the property.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

First Baptist CH of SF
21 Octavia Street
San Francisco, CA 94102

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [X] Other AAB

PROPERTY ADDRESS 54 WALLER STREET
BLOCK 0856 LOT 003
APPEAL NO. 6433 S-NC-DEQ PPO
INSPECTOR Derrill Langer/John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILED
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

AAB APPEAL FEE $ 52.00
RECEIPT # 75172
11/14/91 MD
Date Initial

FirstBaptist Church, 21 Octavia ST. SF, CA 94102 Appeal Number 6433
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Nov. 8, 19 91

(2) The affected premises are located at 54 Waller St. and 21 Octavia St. San Francisco. They contain School dwelling units and church rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) A letter dated Oct.11, 1991, from the Dept. of Public Works, we have been given 120 days to complete the parapet bracing on the two buildings listed above. The contract has been given to Charles O. Jones, Inc., 49 Zoe St., San FRancisco, CA1. 941

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

Before the building permit can be issued, one of the blueprints had to be changed by William Kaplan, engineer.

The change of the blueprints has caused a slight problem. Charles O. Jones, Inc. cannot guarantee the work to be done in 120 days; therefore, an additional 60 days has been requested.

The rainy season may cause additional delay.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above.

Chairman of the Buildings & Grounds Committee, First Bapt. Church, SF

(6) The official address of the undersigned is:
260 Tocoloma Ave. San Francisco, CA 94134

Telephone Number: 415-467-0458

Dated: 11-9-91, 19.

CLETUS E OSBORNE

Signature of Appellant Cletus E Osborne
Chairman of Buildings & Grounds Comm. First Baptist Church

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 10/11/91
PROPERTY ADDRESS:
54 WALLER ST
BLOCK: 0856 LOT: 003
SEQ: 01 CASE: PPO

FIRST BAPTIST CH OF S F
21 OCTAVIA ST
SAN FRANCISCO CA
94102

OWNER'S NAME:
FIRST BAPTIST CHURCH OF S F

INSPECTOR: John Greene

DISTRICT: 27A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 157733

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/02/91 in accordance with the DPW HEARING ORDER NO. 157208.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 120 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/29/91.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/02/91

Very Truly Yours,

Richard J. Evans
Director of Public Works

27A-P20-P20-003

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

First Baptist Church
21 Octavia St., San Francisco, CA 94102
(415) 863-3382

Dr. James L. Higgs
Pastor

November 6, 1991

City and County of San Francisco
Department of Public Works
Bureau of Building Inspection
Code Enforcement Division
1390 Market Street, Suite 250
San Francisco, CA 94102

Attention: Inspector John Greene

RE: Letter dated 10/11/91; Order of Abatement under section 203-203.R of the Building Code Parapet order No. 157733
Property Address:
54 Waller St.
Block: 0856 Lot: 003
Sec: 01 Case: PPO

Mr. Greene:

In keeping with your letter attached herewith is an appeal to the abatement Appeals Board.

Yours very truly,

Cletus Osborne, Chairman,
Building & Grounds Committee,
First Baptist Church

attachment: appeal

xc: Wm. Kaplin, Architect

Serving a diverse community united in Christian witness.

WILLIAM S. KAPLAN
CONSULTING STRUCTURAL ENGINEER, INC.
562 MISSION STREET, #305
SAN FRANCISCO, CALIFORNIA 94105-2906
(415) 543-6984

November 4, 1991

Mr. Jeffrey Ma, Assoc. Civil Engineer
Parapet Safety Section
Bureau of Building Inspection
City & County of San Francisco
450 McAllister St.
San Francisco, CA

RE: Parapet Bracing , 21 Octavia St. - Your file #3885
Parapet Bracing, 54 Waller St. - Your File #3385
Owner of both properties, First Baptist Church of San Francisco

Dear Mr. Ma:

I have received your letter of Oct. 29, 1991 regarding the checking of plans submitted for the parapet bracing at 21 Octavia St. I have been in contact with representatives of the First Baptist Church of San Francisco, and they have informed me that the Church owns all the property from the corner of Octavia St. and Waller St. to the west property line of the building at 54 Waller St.

Therefore, the projecting angles shown on the outside of the west and north parapet walls of 21 Octavia St. are within the limits of their property. In the case of the north wall there is a driveway in the north property setback.

With regard to the projecting angles on the west side of the west parapet wall at 54 Waller St., I have changed my drawing #1 to place the continuous bracing on the inside of the wall instead of the outside as originally shown.

New prints of the revised drawing #1 will be submitted by the Contractor for permit application.

If there are any further questions on this matter, please contact this office.

Very truly yours,

WILLIAM S. KAPLAN, CONSULTING STRUCTURAL ENGINEER, INC.

William S. Kaplan

William S. Kaplan, President

cc: Mr. Cletus Osborne, First Baptist Church of San Francisco
Mr. Wm. Asbell, C.O. Jones, Inc., Gen. Contractor

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Bonilla, Julia A.
1832 - 9th Avenue
San Francisco, CA 94122

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [X] Other AAB Hearing

PROPERTY ADDRESS 1823-1825 9th Avenue

BLOCK 2046 LOT 003

APPEAL NO. 6434 S-NC-DEQ BWO

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

ml

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

Julie B. Gardner
Appellant

Appeal Number 6434

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 6, 1991

(2) The affected premises are located at 1823 9th Avenue San Francisco. They contain 2 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I need more time to complete the addition. Unfortunatly at this moment I have another addition I am trying to complete at 118 Taraval Street. I also have another house that was completely vandalised and needs to be repaired. Both of these property need to be completed or repaired in order for me to attain the funds needed to complete the addition at 1823 9th Avenue. Furthermore, I was not able to represent myself at the Director's Hearing, November 6, 1991.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board) I ask the Director to grant me 210 days to complete the project.120 days to complete the addition at 118 Taraval St. and repair tha vandalised property and 90 days to start and complete the addition to 1823 9th Avenue. I have quite a lot of responsabilities and unfortunatly I accidently wrote in my agenda that the Director's Hearing was scheduled for November 10 at 6p.m. instead of November 6 at 10a.m. That is why I was unable to present my case at the hearing. Things like this sometimes happen.
(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
1823 9th Avenue, San Francisco, CA 94122

Telephone Number: 415-759-6005

Dated: December 11, 1991.

Signature of Appellant Eugene Gardner
agent

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742

City and County of San Francisco **Department of Public Works**

Office of the Director

RECEIVED DEC 2 1991

ADDRESS: 1823-1825 - 9th AVENUE

BLOCK: 2046 LOT: 03 INSPECTOR:
SEQ: 01 CASE: BWO

BONILLA, JULIA A.
1832 - 9th AVENUE
SAN FRANCISCO, CA 94122

OWNER'S NAME:
BONILLA, JULIA S.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 157,940

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 6, 1991 IN ACCORDANCE WITH DPW HEARING ORDER NO. 157,683. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 3, 1991.

Richard J. Evans
RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

APPROVED: NOVEMBER 6, 1991

ADDRESS: 2141-2143 POWELL STREET

BLOCK: 052 LOT: 03
SEQ.: 01 CASE: DC1

INSPECTOR:

CHAU, DAVID & LAI, EMMA
7 WHITE OAK DRIVE
LAFAYETTE, CA 94549

OWNER'S NAME:
CHAU, DAVID &
LAI, EMMA

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 157,834

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 23, 1991 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 157,608. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:
1. 30 DAYS TO SUBMIT ADEQUATE PLANS.
2. 30 DAYS TO MEET PLAN CHECKING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 19, 1991.

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 23, 1991

completion of all required work, you are to contact the

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Chau, DAvid & Lai, Emma
7 White Oak Drive
Lafayette,CA 94549

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [x] Other AAB

PROPERTY ADDRESS 2141-43 Powell Street

BLOCK 052 LOT 03

APPEAL NO. 6435 S-NC-DEQ DC1

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant. MP

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

Block: 052 Lot: 03
Seq: 01 CASE: DC1
Order # 157,834

David Chau
Appellant

Appeal Number 6435

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on ~~Nov.~~ 10/23, 19 91

(2) The affected premises are located at 2141 Powell st San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Attic and ground floor have permit problems

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

All of these problems had been done through all previous hearings. Now the city started the same case all over from the begining hearing again. This is NOT right.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:
7 White Oak Dr.
Lafayette CA 94549
Telephone Number: (510) 284-9346

Dated: 11/24, 19 91.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Robert L. McLennan
Address 2945 Junipero Serra Blvd.
Colma, CA 94015

PROPERTY ADDRESS 2165 Lombard Street
BLOCK 510 LOT 28
HEARING DATE February 27, 1991
APPEAL NUMBER 6413
INSPECTOR R.Torres-Gil/Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. Commissioner Wm. Abend abstained himself from hearing this case. The two remaining members of the board did not constitute a quorum. The next hearing will be on Wednesday, April 24, 1991, at 1:30 P.M., Room 282, City Hall.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: March 6, 1991

J.M.McLennan
Development Inc.

July 21,1991

Mr. Don Chan
Secretary
Abatement Appeals Board
450 McAllister Street, Room 301
San Francisco, Ca 94102

Dear Mr. Chan:

My name is Bob McLennan and I am the owner of 2165 Lombard Street. I have attended meetings on February 27,1991 and April 24,1991, both of which were continued for sixty days because there was not a quorum. I was notified by mail on July 3rd that there was a hearing on June 26th and my appeal had been denied because of my absence. I was not notified of the last hearing as I had been with the two previous hearings.

Mr. Chan, this is of great importance to me and I would not have failed to appear without notice.

I would like to request a re-hearing at the earliest date for the board to hear my appeal.

Thank you for your help.

Sincerely,

Robert McLennan

Robert McLennan

Enclosures

2945 Junipero Serra Blvd.,Colma California 94015
415/755-9501 Fax 415/994-1125

27 Feb 91

Abatement Appeals Board Members
Abatement Appeals Board
450 McAllister Street, Room 301
San Francisco, CA 94102

Reference: Mel's Drive-in
2165 Lombard, S.F.

AAB Case: 6413

Dear Board Members:

It is our intention to demolish the Drive-in in September of this year and construct a new building. Please see the Architect's letter attached.

This abatement item consists solely of handicappped matters with no life safety issues involved. We have already complied with the minor portions of the notice. We request a 6 month time extension for the costly items: The new front door and the new restrooms.

Assuming that the building is demolished, this matter will be eliminated. Otherwise, we shall fully comply the notice.

Sincerely,

Robert L. McLennan, Owner
2945 Junipero Serra Blvd.
Colma, CA 94015

(415) 755-9501

Encl.

HELLER & LEAKE
ARCHITECTS

3 December 1990

Mr. William Abend
1300 Monterey Blvd
San Francisco, CA 94127

Re: 2165 Lombard Street
Order of Abatement
Under Section 203-203R of the Building Code
Order #155614

Dear Mr. Abend,

At the request of Robert McLennan, we are forwarding this letter as a summary of the status on the proposed project to be located at 2165 Lombard Street (Block 510, Lots 23,24,26 & 28).

We have been copied on the proposed abatement order regarding compliance with handicap accessibility standards and would like to describe the progress of the proposed project to be located on this site. Heller & Leake commenced work on the development of conceptual plans in early July 1990. We have met with the Department of City Planning on two occasions (24 July 1990 and 21 November 1990) to review the scope of the project and design issues associated with the project. The Environmental Evaluation Form was filed for this project on October 18, 1989.

With regard to design issues, the Department of City Planning is comfortable with the project as illustrated in the current drawings and the Environmental Review is being processed by the Office of Environmental Review. As you may be aware, the environmental review aspect of the project, has been severely delayed by a lack of staff in the Office of Environmental Review (OER). We are attempting to expedite the environmental review process but are at the mercy of the current backlog. We anticipate that the project will come before the Planning Commission for final approval by the 1st of April 1991. This is contingent upon OER meeting the preliminary deadlines. Based on the proposed schedule we would anticipate that construction could commence by September 1991.

222 SUTTER STREET, SAN FRANCISCO, CA 94108 415·677·5700

The proposed project would meet all of the current accessibility standards. The need for the current facility to accommodate handicapped standards for a short time does not make sense in light of the future plans for the site. If you have any questions, please do not hesitate to call.

Sincerely,

Clark Manus
Vice President

CM/kn

cc: Robert McLennan, J.M. McLennan Development Co.

ORDABATE.400

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Robert L. McLennan
Address 2945 Junipero Serra Blvd.
Colma, CA 94015

PROPERTY ADDRESS 2165 Lombard Street
BLOCK 510 LOT 28
HEARING DATE April 24, 1991
APPEAL NUMBER 6413
INSPECTOR R. Torres-Gil/Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. Commissioner Wm. Abend abstained himself from hearing this case. The two remaining members of the board did not constitute a quorum. The next hearing will be on Wednesday, June 26, 1991 at 1:30 P.M., Room 282, City Hall.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: May 6, 1991

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Robert L. McLennan
2945 Junipero Serra Blvd.
Colma, CA 94015

Date: February 6, 1991

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2165 Lombard St.
BLOCK 510 LOT 28
APPEAL NO. 6413 S-NC-DEQ BWO
INSPECTOR RTG/Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on December 20, 1990, will be heard by the Board at 1:30 p.m. on February 27, 1991 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

***Original Notice of Hearing was sent to Appellant on February 6, 1991.**

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [X] ABSENT
- [ ] PRESENT

Appellant: Robert L. McLennan
Address: 2945 Junipero Serra Blvd.
Colma, CA 94015

PROPERTY ADDRESS: 2165 Lombard Street
BLOCK: 510 LOT: 28
HEARING DATE: June 26, 1991
APPEAL NUMBER: 6413
INSPECTOR: Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

Commissioner William Abend abstained himself from hearing this case. Appellant being absent and not represented, the appeal is automatically denied. The case will be referred to the City Attorney's office for Code Enforcement.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 301, 450 McAllister Street, San Francisco, CA 94102.

DATE MAILED: July 3, 1991

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/~~FTB~~ HEARING

Appellant's Name & Mailing Address:

Robert L. McLennan
2945 Junipero Serra Blvd.
Colma, CA 94015

Date: February 6, 1991

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2165 Lombard St.
BLOCK 510 LOT 28
APPEAL NO. 6413 S-NC-DEQ BWO
INSPECTOR RTG/Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on December 20, 1990, will be heard by the Board at 1:30 p.m. on February 27, 1991 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

***Original Notice of Hearing was sent to Appellant on February 6, 1991.**

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

FTB APPEAL FEE $ 43.00
RECEIPT # 67602
12-20-90 [illegible]

Robert L. McLennan
Appellant

Appeal Number 6413

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11-14, 1990.

(2) The affected premises are located at 2165 LOMBARD STREET, San Francisco. They contain Commercial dwelling units and N/A rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

The action was to be continued through Ruth Morry's office. There was a mixup and the application for continuance did not reach the board.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)

I would like the board to hear our case. I have talked to Ms Morry's office and she has suggested that I go before this board so we may re-apply.

RECEIVED
BUREAU OF BUILDING INSPECTION
DEC 20 1990
CODE ENFORCEMENT DIV.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove Bob McLennan.

(6) The offical address of the undersigned is 2945 JUNIPERO SERRA BLVD COLMA, CA 94015.

Telephone number: 415-755-9501.

Dated: 12/20, 1990.

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 11/23/90
PROPERTY ADDRESS:
2165 LOMBARD ST
BLOCK: 0510 LOT: 028
SEQ: 01 CASE: BWO

MCLENNAN ROBERT L
2945 JUNIPERO SERRA BL
COLMA CA
94015

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $43

OWNER'S NAME:
PADILLA ROBERT 1/3

INSPECTOR: Rafael Torres-Gil

DISTRICT: 25A CT: 128

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 155614

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/14/90 in accordance with the DPW HEARING ORDER NO. 155151.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/11/90.

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/14/90

Very Truly Yours,

Richard Evans
Director of Public Works

Terry

(415)554-8742

1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

25A-P20-P20-004

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Taj-Eldin Kamil H & Adriana
1216 - 9th Avenue
San Francisco, CA 94122

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1216-1220 9th Avenue

BLOCK 1742 LOT 034

APPEAL NO. 3249 S-NC-DEQ BC

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant. MP

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Kamal Taj-Eldin
Appellant

Appeal Number 3249
(183)

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1220 9th ave San Francisco. They contain 3 dwelling units and — rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
to chang one of the Unite to Resturant which has been alwes Resturant.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
I need more time to get the reste of the ~~[illegible]~~ work

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 1220 9th ave

(5) The official address of the undersigned is: 1216 9th ave. S.F. CA. 94122

Telephone Number: 6611133

Dated: Aug 8, 1991.

Signature of Appellant Kamal Taj-Eldin

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Dukes Michael T & Eva
1995 Palo Alto Way
Menlo Park, CA 94025

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 146 Cortland Av
BLOCK 5675 LOT 004
APPEAL NO. 3250 S-NC-DEQ LWO
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant. Nl

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

~~INSPECTIONS AND~~
~~DIVISIONS DISPATCHED~~
FROM MULTI PURPOSE STAGING
AREA Date Time
Initial

MICHAEL T. DUKES.
Appellant

Appeal Number 3250

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) ~~The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19_____~~

(2) The affected premises are located at 146 CORTLAND AV. San Francisco. They contain 2 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

The attached Notice of Non Compliance

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

I have tried to contact Derrill Langer to discover what the problem is - he has not returned my calls. Therefore I do not know what the problem is or what needs to be done.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:
1995 PALO ALTO WAY, MENLO PARK, CA 94025

Telephone Number: (415) 854-1995

Dated: Aug 9, 1991.

Signature of Appellant Michael T Dukes

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Hu Peter
6842 Fulton Street
San Francisco, CA 94121

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1245 California Street

BLOCK 0252 LOT 021

APPEAL NO. 3251 S-NC-DEQ PP

INSPECTOR Derrill Langer, John Greene

)ear Appellant:

:his is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 :n Room 282, City Hall, San Francisco, CA.

:f further information is desired, please inquire at the Abatement Division of the)epartment of Public Works, Room 301, 450 McAllister Street. Please bring any locuments and information that may support your appeal such as contracts, permits, :tc. Failure to be represented will constitute an automatic denial.

Iou are entitled to appear personally with your witnesses, if any, and to have with /ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant. up

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

The Appeal to the
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $42.00

FEE $ 52 — 452
68696
8/27/91 — no Michael Amar Rm. 260
Date — Initial

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

PETER HU
Appellant

Appeal Number. 3251

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1245 CALIFORNIA STREET San Francisco. They contain 48 dwelling units and -0- rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

REINFORCING BARS FOR ROOF PARAPET TO BE INSTALLED WHEN CONTRACTOR HAS FILED REQUIRED PERMITS. OWNER AWAITING NOTIFICATION BY CONTRACTOR

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

NO STRUCTUAL DAMAGE TO BUILDING OR PARAPET DURING OCT. 17, 1989 EARTHQUAKE. REINFORCING BARS WILL BE INSTALLED TO COMPLY WITH CITY ENGINEERING REQUIREMENTS

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above_____.

(5) The official address of the undersigned is:
1245 CALIFORNIA STREET
SAN FRANCISCO, CA 94109
Telephone Number: (415) 474-0457

Dated: July 31, 1991.

Signature of Appellant [signature]

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Winn Fred R Trustee
3971-B 17th St.
San Francisco, CA 94114

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3901-3903 - 19th Street
BLOCK 3601 LOT 01
APPEAL NO. 3252 S-NC-DEQ BW
INSPECTOR Derrill Langer

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

mf

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

FILING FEE: $ 52.00
RECEIPT # 68600
8/29/91 mrl
Initial

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Mr. Fred R. Winn, Trustee
Appellant

Appeal Number 3252

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3901-3903 19th Street San Francisco. They contain 2 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) Appealling the Notice of Noncompliance. Included are papers showing that work for which the notice was issued has been completed.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

We have legalized this building and have received a Certificate of Occupancy. Even though the work and certificate was issued some time ago the building department did not have the copies of the permits or Certificate of Occupancy in the file which it held for this property.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(5) The official address of the undersigned is:
26A Steiner Street, San Francisco, CA.

Telephone Number: 415-626-3884

Dated: 8-29-91, 19____.

Signature of Appellant Mr. Bright Winn

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

)FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Conant Marcus A
479 Collingwood St.
San Francisco, CA 94114

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 477-479 Collingwood St.
BLOCK 2770 LOT 020
APPEAL NO. 3253 S-NC-DEQ BWO
INSPECTOR Derrill Langer

)ear Appellant:

'his is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 .n Room 282, City Hall, San Francisco, CA.

.f further information is desired, please inquire at the Abatement Division of the)epartment of Public Works, Room 301, 450 McAllister Street. Please bring any :ocuments and information that may support your appeal such as contracts, permits, :tc. Failure to be represented will constitute an automatic denial.

'ou are entitled to appear personally with your witnesses, if any, and to have with 'ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

?CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

RECEIPT # 75102
8/29/91

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Marcus Conant
Appellant

Appeal Number 3253

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 477-479 Collingwood St San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board) Due to a complex travel schedule as a result of HIV hepatitis, Mr. Conant did not realize the deadline imposed nor the procedures necessary to rectify the situation

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1635 Divisadero St #600
S.F. CA 94115
Telephone Number: _____

Dated: 8/29/91, 19____.

Signature of Appellant Joseph Robinson

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Li Gregory & Pamela
c/o Donna Lee
1454 Taylor St., #6
San Francisco, CA 94133

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2841 Sacramento Street
BLOCK 1026 LOT 024
APPEAL NO. 3254 S-NC-DEQ DC
INSPECTOR Derrill Langer

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on * January 22, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

FTB A
9/20/91
75131

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Gregory Li
Appellant

Appeal Number 3254

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2841 Sacramento St. San Francisco. They contain 18 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Non-compliance - substandard rental housing property.

Since being cited by the housing inspector, I have applied for a permit to correct the problem. A permit was issued then revoked after several days. DPW states that the permit was issued in error. I was asked to reapply for another permit. I applied for a 2nd permit in July 1990, more than one year later in Aug. 1991, the permit was finally issued to me. I am doing the work now.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

In trying to get the permit, I have dealt with 4 building inspectors (Marvin Ruiz, Tom Corlett, Ed Fang & John Lee), 4 deputy city attorneys (David Fox, Virginia Elizondo, Mark Barmore & Eleanor Elrod), Barry Pearlman from the Planning Office and various personnel from the Abatement section (Mr. Torres-Gills being the most recent). I have used due diligence in pursuit of a permit and have even paid an expediter fee but nevertheless DPW took more than 1 year to issue the permit. I need a short extension to complete this work.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
Gregory Li
1474 Washington St., San Francisco, CA 94109
Telephone Number: 415-771-7879

Dated: Sep. 15, 1991, 19____.

Signature of Appellant Gregory Li

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

72

RECEIVED
BUREAU OF BUILDING INSPECTION
SEP 20 1991
CODE ENFORCEMENT DIV

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Umale Dario D & Victoria
1034 Geneva Av.
San Francisco, CA 94112

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 55 Polk Street

BLOCK 0814 LOT 019

APPEAL NO. 3255 S-NC-DEQ PP

INSPECTOR Derrill Langer, John Greene

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

FILE APPEAL FEE $ 52.00
RECEIPT # 75106
9/4/91 — Date
2a — Initial

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Umale, Dario D & Victoria
Appellant

Appeal Number 3255

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 55 Polk St. San Francisco. They contain 31 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

- Seismic reenforcement of parapet
- All angular bars and supports are secured to all walls

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

- More time to secure support on the roof

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1034 Geneva Avenue
San Francisco, Ca
Telephone Number: 415-586-8656

Dated: Sept 4, 19 91.

Signature of Appellant Victoria Umale

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

Receipt # 75106

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BUREAU OF BUILDING INSPECTION
SEP 4 1991
2a
CODE ENFORCEMENT DIV.

74

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Guillory Moses
Address 4633 Wilson Lane
Concord, CA 94521

PROPERTY ADDRESS 35 Belvedere St.
BLOCK 1247 LOT 005
HEARING DATE October 23, 1991
APPEAL NUMBER 3247
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for ninety (90) days. The next hearing will be on Wednesday, January 22, 1992.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 6, 1991

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Moses Guillory
Appellant

Appeal Number 3247
(168)

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 35 Belvedere San Francisco. They contain 6 dwelling units and — rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

The Report of 1976 has been complete

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Because this Building is in First Class Shape

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(5) The official address of the undersigned is:
Moses Guillory
4633 Willson Ln Concord, Ca
Telephone Number: 825-3360

Dated: 8-7, 1991.

Signature of Appellant Moses Guillory

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Guillory Moses
4633 Wilson Lane
Concord, CA 94521

Date: October 2, 1991

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 35 Belvedere St.
BLOCK 1247 LOT 005
APPEAL NO. 3247 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on August 7, 1991, will be heard by the Board at 1:30 p.m. on October 23, 1991 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

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Attn: Jerry Roth

PUBLIC WORKS Dept

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 349
January 22, 1992
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, Chairperson
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

BUREAU OF BUILDING INSPECTION REPRESENTED BY:

Donald Chan - Secretary of AAB
Mike Inan - BID Sr. Inspector
Nancy Gin - City Planning

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FEB 5 1992
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PUBLIC LIBRARY

ABATEMENT APPEALS: INSPECTOR

#6430 53-65 Page Street — J. Greene - CED
Alan Ovson & Myron Smith
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992.

#6431 47 Page Street — J. Greene - CED
Alan Ovson & Myron Smith
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992.

#6432 501-513 Broadway — D. Langer - CED
Helen Ferrari Rev. Interv. Tr.
c/o John Lyons
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992.

#6433 54 Waller Street — J. Greene - CED
First Baptist CH of SF
c/o Letus E. Osborne
(Absent)

DECISION: The appeal is granted with no provision based on inspector John Greene's recommendation.

#6434 1823-1825 - 9th Avenue — D. Langer - CED
Julie Bonilla
c/o Eugene Gardner
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992.

#6435 2141-2143 Powell Street — D. Langer - CED
David Chau
(Present)

DECISION: The case is denied and will be referred to the City Attorney's Office for code enforcement.

ABATEMENT APPEALS CONTINUED HEARING:

#6413 2165 Lombard Street D. Langer - CED
Robert L. McLennan
(Present)

DECISION: Commissioner William Abend abstained from hearing this case. The appeal is granted with the stipulation that the Appellant complete all required work with the final approval from the inspector within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by July 22, 1992.

FRANCHISE TAX BOARD HEARINGS:

#3249 1216-1220 9th Avenue D. Langer - CED
Kamil Taj-Eldin
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3250 146 Cortland Avenue D. Langer - CED
Michael Dukes
(Absent)

FINDING: The case is abated.

#3251 1245 California Street J. Greene - CED
Peter Hu
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3252 3901-3903 19th Street D. Langer - CED
Fred Winn Trustee
c/o Bright Winn
(Absent)

FINDING: The case is abated.

#3253 477-479 Collingwood Street D. Langer - CED
Marcus Conant
c/o Joseph Robinson & Rick Conant
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992.

FRANCHISE TAX BOARD HEARINGS Cont.:

#3254 2841 Sacramento Street — D. Langer - CED
Gregory Li
(Absent)

FINDING: The case is abated.

#3255 55 Polk Street — J. Greene - CED
Victoria Umale
(Absent)

FINDING: The case is abated.

FRANCHISE TAX BOARD HEARING CONTINUANCE:

#3247 35 Belvedere Street — D. Langer - CED
Moses Guillory
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by March 25, 1992.

Donald Chan
Secretary

MI/TS

10.	22 - 26	3265	430 Holloway Avenue Roger Herrera	D. Langer - CED
12.	27 - 30	3266	12 Gaviota Way Jeffrey R. Karlinger	D. Langer - CED

PUBLIC WORKS DEPT.

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 350
February 26, 1992
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, Chairperson
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Barry Pearl - City Planning

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FEB 14 1992
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Item No.	Page No.	Case No.	Property Address	Inspector
FRANCHISE TAX BOARD HEARINGS:				
1.	1 - 2	3256	1243-45 21st Avenue Genoveva P. Arzaga	D. Langer - CED
2.	3 - 4	3257	2334 - 27th Avenue Carlos Uribe	D. Langer - CED
3.	5 - 6	3258	945 Larkin Street 945 Larkin St. Associates c/o Tim Carrico	J. Greene - CED
4.	7 - 9	3259	1448 - 19th Avenue Stephen Wong	D. Langer - CED
5.	10 - 12	3260	851 O'Farrell Street Sarosh D. Kumana	J. Greene - CED
6.	13 - 14	3261	4112-4114 17th Street Charles M. LaKamp	D. Langer - CED
7.	15 - 17	3262	77 - 83 9th Street 81 Ninth Street Associates c/o David Raynal	J. Greene - CED
8.	18 - 19	3263	66 - 68 Dorland St. Estate of Herman A. Wiedmann c/o Donald Dowling	D. Langer - CED
9.	20 - 21	3264	1818 - 11th Avenue James D. Tzortzis	D. Langer - CED
10.	22 - 26	3265	430 Holloway Avenue Roger Herrera	D. Langer - CED
12.	27 - 30	3266	12 Gaviota Way Jeffrey R. Karlinger	D. Langer - CED

13.	31 - 32	3267	1218 - 18th Avenue Tam May Fung-Mei c/o Hoo Mei Tam Li	D. Langer - CED
14.	33 - 37	3268	208 - 214 Scott St. Careth B. Reid	D. Langer - CED
15.	38 - 39	3269	178 Hearst Avenue B. A. Properties Inc. c/o Paul Dolnick	D. Langer - CED
16.	40 - 41	3270	796-798-798-A Santiago St. Lillian Leong	D. Langer - CED

E - n - d .

/ml

CORRECTED COPY

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY
ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Genoveva P Arzaga Trust The

c/o Genoveva P Arzaga
1202 21st Av
San Francisco, CA 94122

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1243-45 21st Avenue

BLOCK 1729 LOT 008

APPEAL NO. 3256 S-NC-DEQ DC

INSPECTOR Derrill Langer

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 6, 1992, will be heard by the Board at 1:30 p.m. on February 26, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to Appellant.

D 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

FTB APPEAL FEE $ 52.00
RECEIPT # 75108
9-6-91 — Date
20 — Initial

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Genoneva L. Argaga
Appellant

Appeal Number 3256

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1243-21st Ave. S.F. Ca. 94122 San Francisco. They contain 2 dwelling units and 6 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

All work completed but order of abatement #157433 require a permit to cure the case

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

I applied for a permit I need more time to finish the job,

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

1202-21st Avenue, San Francisco, Ca. 94122
Telephone Number: (415) 759-5901

Dated: 9-6, 1991.

Signature of Appellant Genoneva L. Argaga

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

Room 260

(2)

RECEIVED
BUREAU OF BUILDING INSPECTION
SEP 6 1991
CODE ENFORCEMENT DIV.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

ribe Carlos & Nellie
334 - 27th Av
an Francisco, CA 94116

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2334 - 27th Av
BLOCK 2355 LOT 24
APPEAL NO. 3257 S-NC-DEQ DC
INSPECTOR Derrill Langer

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on ept. 6, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

mf

CD 215 (Rev. 9/87)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(3)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

FTB APPEAL FEE $ 52.00
RECEIPT # 75109
9/6/91 Date
Initial

Carlos Uribe
Appellant

Appeal Number 3257

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2334 27th Ave. San Francisco. They contain 1 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

This property was cited by the Bureau of Building Inspection for the improper use of a portion of the garage area as a home office for the owner/occupant of the residence.
On 7-30-91, the owner's Architect filed building permit app. #9113458 for permission to remove several partitons constructed without permit and to return the garage to it's last permited usage.

(3) (State the relief you seek and reasons why you claim the appealed action should be modified or reversed by this board)

As of the date of this appeal, the permit application is still being proces by the Dept. of Public Works. The Owner intendes to perform all required work immediately after issuance of the building permit.

The Owner requests that the Dept. refrain from notifying the Franchise Tax Board until at least thirty days after the issuance of the required permit.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above (owner).

(5) The official address of the undersigned is:
2334 27th Ave.
San Francisco CA 94116
Telephone Number: _____

Dated: 9-5-91, 19__.

Signature of Appellant [signature]

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-0742.

(4)

RECEIVED
BUREAU OF BUILDING INSPECTION
SEP 6 1991
CODE ENFORCEMENT DIV.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

5 Larkin St. Associates
o TCO
64 Haight St.
n Francisco, CA 94117

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 945 Larkin St.

BLOCK 693 LOT 2

APPEAL NO. 3258 S-NC-DEQ P

INSPECTOR Derrill Langer

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on ept. 6, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

rcf

) 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(5)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

FTB APPEAL FEE $ 52.00
RECEIPT # 75110
9/6/91 Date
20 Initial

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

Tim Carrico, 945 Larkin St. Associates Appeal Number 3258
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 945 Larkin Street San Francisco. They contain 20 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
This appeal regards compliance with the parapet ordinance.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
The work on the parapet reinforcement has begun, but I have not been able to obtain sufficient funds to complete the work. I have been trying to get a second loan to complete the work, but keep getting turned down either because it is a brick building or now, the lenders are worried about vacancy control and the building has some very low rent units. I would like to request a six month extension to either locate financing or within that time save enough money to finance the project myself.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Managing owner.

(5) The official address of the undersigned is:
1364 Haight Street, San Francisco, CA 94117

Telephone Number: 415-621-1100

Dated: September 6, 1991, 19____.

Signature of Appellant Tim Carrico

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(6)

RECEIVED
BUREAU OF BUILDING INSPECTION
SEP 6 1991
CODE ENFORCEMENT DIV.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OF THE SECRETARY
ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

g, Stephen T S & Gina C H
8 - 19th Avenue
Francisco, CA 94122

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1448 - 19th Avenue
BLOCK 1835 LOT 34
APPEAL NO. 3259 S-NC-DEQ DC
INSPECTOR Derrill Langer

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on ot. 13, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, Room 301, 450 McAllister Street. Please bring any ments and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to Appellant.

MP

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(7)

FTB A FEE $ 52.00
REC # 75122
9-13-91 20
Date Initial

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

STEPHEN WONG
Appellant

Appeal Number 3259

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1448 - 19th Ave. San Francisco. They contain 1 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

I would like to request an extension of time as we applied for our conditional use and variance permit in October of 1990. We paid an amount of $550 for the permits but we are still waiting for approval of the small religious church located in our garage. It is for personal use only.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

I NEED 6 Months

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
1448 - 19th Ave.
San Francisco, CA 94122
Telephone Number: 826-7444 day 564-1745 night

Dated: 9/12/91, 19___.

Signature of Appellant Stephen Wong

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(8)

RECEI
BUREAU OF BUI
SEP 13 1991
CODE ENFORCEMENT DIV.

Receipt #75122

MEMO
MEMO
MEMO

DEPARTMENT OF CITY PLANNING
450 McALLISTER ST., SAN FRANCISCO 94102

DATE 10/18/90

TO Stephen T. Wong

FROM Sharon Rogers

$550.00

RECEIVED
OCT 18 1990
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING

For Conditional Use
& Variance

CITY & COUNTY OF SAN FRANCISCO

C 46277

October 31, 1990

RECEIVED FROM Stephen T. Wong
1448 - 19th Ave
San Francisco, CA 94122

This receipt confirms the fact that a fee has been received and thereupon deposited with the Controller as required. It does not signify that the application is complete and therefore accepted for filing, or that the case has been set for hearing. You will receive further notification when a hearing date has been scheduled and advertised.

90.656(C V)	
1448 - 19th Ave.	
"C" Fee	275-
"V" Fee	275-
Total	550

PAYEE

BY Laura Saldana

(9)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
Kumana Sarosh
309A Steiner St.
San Francisco, CA 94117

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 851 Ofarrell St.
BLOCK 717 LOT 16
APPEAL NO. 3260 S-NC-DEQ P
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 30, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(10)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

SAROSH D. KUMANA
Appellant

Appeal Number ~~91-0196~~ 3260

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 851 O'FARRELL ST San Francisco. They contain 27 dwelling units and - 0 - rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

SEE ATTACHED

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

SEE ATTACHED
180 DAYS EXTENSION REQUESTED

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above OWNER.

(5) The official address of the undersigned is:
309 STEINER ST
SAN FRANCISCO CA 94117-3310
Telephone Number: 415-621-6939

Dated: Sept. 30, 1991.

Signature of Appellant Sarosh D Kumana

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

#75137

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 1 1991
20
CODE ENFORCEMENT DIV.

(11)

to John Greene

309 A Steiner Street
San Francisco CA 94117

September 30, 1991

Mr. John Greene
Mr. Mike Inan
Dept. of Public Works
Bureau of Building Inspection
450 McAllister Street # 101
San Francisco CA 94102

Ref: 851 O'Farrell Street
Block 0717; Lot 016

Dear Mr. Greene and Mr. Inan,

Per my conversations today with you and your suggestions, I hereby appeal (per the Notice of Non-Compliance) against notifying the Franchise Tax Board of the "substandard condition" of the subject property.

I was out of town for the earlier part of September, and did not receive the letter regarding the Franchise Tax Board and the appeal against reporting the subject property to them.

I already have reached a settlement with the City Attorney's office (Ms. Suzanne Meeks) regarding a timetable for the corrective work at the building. This gives a certain amount of time for filing for a permit, further time to start and then to complete the work.

I have filed a suit against the prior owner of the building, Mr. Singhal and partners, who did not disclose the abatement and substandard condition of the building, for relief for the costs of repairing the substandard conditions. These conditions were in existence at the time that I bought the building.

I believe that the foregoing information sheds light on the matter that justifies modifying or reversing the appealed action. Thank you for your consideration.

Yours sincerely,

Sarosh D. Kumana

Sarosh D. Kumana

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 1 - 1991
CODE ENFORCEMENT DIV.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
Lakamp Charles M & Marianne B
536 Judah Street
San Francisco, CA 94122

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 4112-4114 17th St.
BLOCK 2623 LOT 26
APPEAL NO. 3261 S-NC-DEQ DI
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on ct. 1, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(13)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Appellant

Appeal Number 3261

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 4114A – 4118A 17th St. San Francisco. They contain 4 dwelling units and Ø rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Appealing Notification To Franchise Tax Board.
Reason: Both Building are nearing completion on of items noted. This was accomplished along with all necessary upgrades to properties. - Buildings Rewired, Replumbed, New foundations new entries, new retaining walls etc. Tenants were also not displaced.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

Additional Time to complete the planed approved work now under existing permits. estimate 120 days This required scheduling around existing tenant.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
536 Judah St. S.F. CA. 94122

Telephone Number: 1-415-661-7968

Dated: 10-1-91, 19____.

Signature of Appellant _____
Charles M. LaKamp

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Receipt 75136

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BUREAU OF BUILDING INSPECTION
OCT 1 - 1991
CODE ENFORCEMENT DIV.

(14)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
David M & Elizabeth Raynal
c/o Skyline Realty
2101 Market Street
San Francisco, CA 94114

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 77 - 83 9th Street
BLOCK 3701 LOT 23
APPEAL NO. 3262 S-NC-DEQ P
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 10, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(15)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

FTB APPEAL NUMBER 5200
RECEIVED 75147
10-15-91 Initial

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

81 Ninth Street Associates
Appellant

Appeal Number 3262

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 81 Ninth Street San Francisco. They contain 42 dwelling units and 20 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Please find attached a contract to complete the owrk. Work should be done by November 1, 1991.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Partner.

(5) The official address of the undersigned is:
81 Ninth Street Associates
2101 Market Street, San Francisco, CA 94114
Telephone Number: (415) 861-1111 x 224

Dated: October 10, 1991.

Signature of Appellant [illegible]

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(16)

黃建業公司

WONG CONSTRUCTION CO.

License #377610

1558 12th Avenue
San Francisco, CA 9412
(415) 566-9683
764-8638

DATE: 10,10,91

TO Mr.

ADDRESS 81 9TH AVE ST.

CITY San FRANCISCO, Ca.

Parapet Reinforcement Will be done ACCORDING to specification OF Blue plan PROVIDED BY Structural Engineer Patrick BUSCOVICH.		
The PRICE is: $ 9500.00,		
THIS PRICE including DRAWING fee Permit fee and Patch up ROOF After Steel installation for guarontee for One year.		
terms OF Payments: 15% When Signing Contract		
45% When We Start The job		
40% After job completed.		
TOTAL		

THIS ACCOUNT IS DUE AND PAYABLE WITHIN THIRTY DAYS FROM DATE
A SERVICE CHARGE OF 1½% PER MONTH WILL BE CHARGED ON OVERDUE ACCOUNTS

INVOICE

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Herman A. Wiedmann
c/o Helen Debono
580 Cedar Avenue
San Bruno, CA 94066

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 66 - 68 Dorland St.
BLOCK 3578 LOT 54A
APPEAL NO. 3263 S-NC-DEQ DC
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 10, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(18)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

Paid
Receipt # 75150
10/18/91

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

3263

ESTATE OF
HERMAN A. WIEDMANN
Appellant

Appeal Number 91-0217

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 66-68 Dorland Street **San Francisco. They contain** two (2) **dwelling units and** -0- **rooming units.**

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
There is a substandard structure on the roof of the building which apparently once had a toilet and a sink. The toilet and sink have been capped off and the structure has been boarded up and is not accessible.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
The estate requests that the imposition of any sanctions be stayed pending the estate's attempt to sell the property. The property is over 80 years old, and requires extensive remodeling. It is being marketed "as is," and potential buyers are being advised that the roof room must be removed. It is most economically feasible to have this demolition performed as part of the overall remodeling, inasmuch as the removal of this roof structure will necessitate the construction of a new roof.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
600 El Camino Real
San Bruno, California 94066
Telephone Number: (415) 588-0367

Dated: October 18, 19 91.

Signature of Appellant [signature] Attorney for the Estate of Herman A. Wiedmann

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

James D & Adelheid Tzortzis
830 Ortega St.
San Francisco, CA 94122

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1818 - 11th Avenue
BLOCK 2047 LOT 40
APPEAL NO. 3264 S-NC-DEQ DC
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 8, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

mf

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(20)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

FILING FEES	$200
RECEIPT #	75165
11/8/91	Initial

James D. Tzortzis
Appellant

Appeal Number 3264

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19__.
N/A

(2) The affected premises are located at 1818 - 17TH Av., San Francisco. They contain SFD dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
I wish to Appeal the "Notice of Noncompliance" № 91-0231 dated 10/31-'91, because the tenant denied me access to the property to do the repairs. This led to Eviction proceedings initiated on 7/30-91, the tenant was forced to move out on 10/15-91, the court judgement is still pending. The tenant vandalized the house before leaving (broke windows, & doors, left all her mess behind)

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this Board.)
I am in the process of obtaining estimates for the required work, and replacement of all vandalized items (windows, doors, carpets, drapes etc.), and I will need 60 days extension for compliance.

(Attach an additional sheet if necessary.)

(5) The undersigned is the owner/~~agent/tenant~~, (state which) of the premises described in Paragraph (2) hereinabove Yes.

(6) The offical address of the undersigned is 830 Ortega Street

Telephone number: (415) 566-6035

Dated: Nov. 8, 1991.

(21)

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6168.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
Herrera Roger O & Faye Z.
57 Vallejo Way
San Rafael, CA 94903

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 430 Holloway Avenue
BLOCK 6941 LOT 30
APPEAL NO. 3265 S-NC-DEQ DC
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 8, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any locuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

FILED $ 52.00
75167
11-8-91

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

ROGER HERRERA
Appellant

Appeal Number 3265

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 430 Holloway Avenue San Francisco. They contain 2 dwelling units and NONE rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Abatement order No. 157,531 on October 2, 1991 which ordered a building permit in 30 days and 90 days for construction.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

I filed a building permit on December 1990 and a variance application on January 1991. I received approval of the variance permit from BPA on Sept. 11, 1991. I am presently trying to expedite permit review by Planning and BBI so the work can be done. There is nothing wrong with the units habitability. I would like to do the work as proposed as soon as possible but the permit review process by the City has been slow. See variance application & permit application

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
57 Valleio Way
San Rafael CA 94903
Telephone Number: 479-8238 Home + 558-6316 Work

Dated: Nov. 8, 1991.

Signature of Appellant Roger Herrera

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

RECEIVED
BUREAU OF BUILDING INSPECTION
NOV
Receipt # 15167
CODE ENFORCEMENT DIV.

(23)

BOARD OF PERMIT APPEALS

Case No. 91.015V

430 Holloway Avenue

FINDINGS

FINDINGS 1

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district:

REQUIREMENT MET. There are no public documents which show whether the secondary lower unit was in before 1955. However there is structural evidence (original hardwood floors and plaster walls) that the two bedrooms downstairs were part of the original structure built in 1926. A kitchen was later added and it is estimated that this unit has been in use with a separate entrance for over 30 years.

The exceptional circumstances are that 1) the tenants in both the upper unit and the lower unit do not own cars and do not intend to do so in the future, 2) the proposal would enlarge the existing garage to create a full off-street parking space where none exist now, 3) the neighborhood does not have a on-street parking shortage and it is well served by public transit (MUNI on Ocean Avenue and BART station at Balboa), 4) there is neighborhood support for the proposal from adjacent property owners and the neighborhood housing organizations, 5) the unit rents bellow the City's low income definition for an affordable rental unit, 6) the unit is suitable for disable persons and is currently occupied by a disabled person, and 7) the new Residence Master Plan includes new policy and program objectives which call for the preservation of affordable secondary units and specifically mentions exempting the parking requirement where parking is not a problem and there is neighborhood support.

FINDING 2

That owing to such exceptional or extraordinary circumstances, the literal enforcement of specified provisions of the City Planning Code would result in practical difficulty or unnecessary hardship not created or attributable to the applicant or the owner of the property;

REQUIREMENT MET. The literal enforcement of the off-street parking requirement would create a hardship to both the owner and the tenants. If the secondary affordable low income unit is removed because the off-street parking cannot be provided, the current disable low income tenants would be forced to find housing which they estimated would cost over a $1,000 for housing they are currently paying only $550. The tenants were aware of the status of secondary unit and that the owner was going to apply for a parking variance.

The tenant of the upper unit would also eventua ly be displaced if the lower unit is removed because without the income from the lower unit the owners would be forced to sell the building. Current mortgage, insurance and property taxes on the building total over $1,600 per month, while rents total only $1,430 per month ($880 for the upper unit and $550 for the lower unit). To require an off-street parking space for the lower unit would create an unnecessary hardship, particularly since none of the tenants own cars and there is adequate on-street parking and public transit.

FINDINGS 3

That the variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

REQUIREMENT MET. Many of the older residential buildings on the street do not have off street parking. A sidewalk survey indicates that there are five such buildings within 75 feet of the subject property. Within this block there are also four other properties which have secondary units. This neighborhood is zoned RH-2 for Two Family House. It has a mix of small apartments and single family homes often with secondary units. The current use of the building is consistent with the prevailing neighborhood character.

FINDINGS 4

The granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET. The proposed project would not have a negative impact on adjacent property owners or neighborhood. The unit has been in existence for over 30 years. The adjacent property owners support the granting of a parking variance for the lower unit. As stated previously, parking is not an issue because neither the lower unit or upper unit tenants have cars and because good public transit is just a block away. Neighborhood shopping is also at walking distance. The proposal would create a full off-street parking space if there was some future household parking need. The current tenants are long term tenants which plan to remain in the neighborhood for a long time.

The Zoning Administrator should not be overly concerned on whether there "may" be some future parking need. A new precedent should be established where auto use and parking should be discouraged. This type of secondary units with tenants that prefer public transit illustrates an ideal situation where a parking variance should be granted.

FINDINGS 5

That the granting of such variance will be in harmony with the general purpose and intent of this City Planning Code and will not adversely affect the Master Plan.

REQUIREMENT MET. To deny this parking variance would be inconcistent with adopted City Master Plan Residence Element policies. In September 1990 the City Planning Commission adopted a new Residence Element. It emphasis affordable housing preservation and includes a new policy which calls for the preservation of affordable secondary units. It reads as follows:

Objective 3, Policy 3

Consider legalization of existing illegal secondary units where there is neighborhood support and the units can conform to minimum Code standards of safety and livability and the permanent affordability of units is assured.

Implementation of this policy calls for a study to commence in 1991, which will address potential waiver of parking, retention of affordability, and requirements for legalization.

Such a study is needed to adopt the criteria and Planning Code amendments that would permit the legalization of secondary units. Pending this study, Master Plan policy provides guidance where discretion (variance application) permits considering the parking requirement in light of special circumstances such a no on-street parking problem, low car ownership, good transit, neighborhood support, preservation of affordable housing, and meeting all other Planning and Building Code requirements. This Master Plan policy will eventually bring about the necessary Planning Code changes. It is appropriate to follow Master Plan policy in granting this variance when it is clear that the unit meets all of the above mention criteria.

To replace an affordable low income unit requires an initial public subsidy of $60,000 to $100,000. City Planning reports estimate that there are over 20,000 secondary units in the city, and that about 50 of these units are removed every year due to Code enforcement. That is displacing about 50 lower income households per year. While not all of these units could or should be legalized, there are some cases such as this where public policy discretion can be taken to prevent the unnecessary depletion of affordable housing.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Karlinger Jeffrey R.
12 Gaviota Way
San Francisco, CA 94127

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 12 Gaviota Way
BLOCK 2964A LOT 3
APPEAL NO. 3266 S-NC-DEQ DC
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on December 9, 1991 will be heard by the Board at 1:30 p.m. on February 26, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

MP

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

Jeffrey R. Karlinger
Appellant

Appeal Number 3266

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 12 Gaviota Way San Francisco San Francisco. They contain one dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Previous owner (Nuguyen) did not comply with orders to bring rental unit into compliance.
Present owner (Karlinger) has NO rental unit, is working with City to bring personal residence into compliance, & has been threatened with Franchise Tax Board notification.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

Abatement pertains to previous owner.
Please see attached letters.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
12 Gaviota Way
San Francisco CA 94127
Telephone Number: 834-8075 798-8599

Dated: December 9, 1991.

Signature of Appellant Jeffrey R Karlinger

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

December 3, 1991

TO: L. M. Kornfield
Chief Building Inspector
450 McAllister St.
Room 101
San Francisco, CA 94102

FROM: J. R. Karlinger
12 Gaviota Way
San Francisco. CA
94127

SUBJECT: Notice of Noncompliance (Substandard Rental Housing)

On November 29, 1991 I received a certified letter which included th attached Notice of Noncompliance. Sending this Notice to me was a mistake

I purchased the property at 12 Gaviota Way in August, 1991. I purchase this property to use as my residence and have not and do not plan to use i as anything but a single family residence.

On November 20, 1991 I appeared at a Hearing of Complaint to address cod violations which were levied against the former owner of the property Trong and Trinh C Nguyen, 3108 Yakima Circle, San Jose, CA 95121. At thi hearing I stated for the record 1) my intention to use the property as m principal residence, a single family residence, and 2) my intention t correct the code violations not addressed by the former owner. The outcom of this hearing was to grant a 90 day period for me to prepare th necessary documents and to file for the proper building and inspectio permits. This latest Notice comes as a complete surprise since it wa dated after the outcome of this hearing was known. Efforts to make contac with Darrill Langer, the person identified on the Notice of Noncomplianc as the person to contact for additional information, have ended wit messages left on Mr. Langer's answering machine. Since I have not bee able to contact anyone who can help clear up the situation, I am writin this letter in an attempt to clearly state the details.

The Notice of Noncompliance I received on November 29 should not have bee issued to me. The date of the initial complaint and inspection whic ultimately resulted in the Notice was January 30, 1990, 19 months before purchased the subject property. I and my family are the only ones wh currently reside at the subject residence. As I stated before and as state now, I purchased the property to use as my residence, a single famil residence. If there is a problem which must be identified to the Franchis Tax Board, the party which should be named is the former owner, not me.

I would appreciate your attention and help to clear up this apparen misunderstanding. I have actions under way to comply with the directio given at the November 20 hearing. While I continue to work toward compliance to the directions provided at this hearing, I request you assistance to place responsibility for additional actions with the prope individuals.

JR Karlinger

cc Derrill Langer, Code Enforcement Division
Robert Noelke, Housing Inspector

Bureau of Building Inspection
450 McAllister Street
San Francisco, CA 94102

DEC. 5, 1991

J.R. KARLINGER
12 GAVIOTA WY
SF 94127

RE: NOTICE OF NONCOMPLIANCE
12/3/91
(your corresp. date)

Dear Sir/Madam:

This is to acknowledge that your correspondence has been received and is currently under review. A response will be prepared as soon as possible.

If you have any questions regarding the disposition of your correspondence, please contact ED HAMOR of the Public Services Division at (415) 558-6087. Refer to correspondence log number 91-0972 .

Thank you.

Yours truly,

L. L. Litchfield, P.E.
Superintendent

William Schock
Chief Building Inspector
Public Service Division

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

'am May Fung-Mei
218 - 18th Av., #2
an Francisco, CA 94122

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1218 - 18th Ave.
BLOCK 1733 LOT 39
APPEAL NO. 3267 S-NC-DEQ DC
INSPECTOR Derrill Langer

)ear Appellant:

'his is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 9, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 .n Room 282, City Hall, San Francisco, CA.

:f further information is desired, please inquire at the Abatement Division of the)epartment of Public Works, Room 301, 450 McAllister Street. Please bring any locuments and information that may support your appeal such as contracts, permits, :tc. Failure to be represented will constitute an automatic denial.

(ou are entitled to appear personally with your witnesses, if any, and to have with /ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(31)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

Tam May Fung-Mei
Appellant

Appeal Number 0267

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1218 - 18th Avenue San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Please grant us time, presently taking legal action trying to settle to have the tenant move before work can be done.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1218 18th Ave. #4
San Francisco, CA 94122 Tel. 681-0915
Telephone Number: _____

Dated: 12/9/91, 19____.

Signature of Appellant Hoo Mei Tam Li Mary Fung May Tam
Agent/Co-Owner

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Receipt No. 75195

RECEIVED
BUREAU OF BUILDING INSPECTION
DEC 9 1991
CODE ENFORCEMENT DIV.

(32)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:
eid Careth B.
96 Haight St.
an Francisco, CA 94117

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 208-214 Scott St.
BLOCK 0846 LOT 021
APPEAL NO. 3268 S-NC-DEQ DC2
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 30, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

mp

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(33)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

CARETH B. REID
Appellant

Appeal Number 3268

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 208-214 Scott Street & 792-798 Haight Street San Francisco. They contain Six Units dwelling units and -0- rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

MR. ERIK MITCHELL (telephone 285-7423 or 822-9148) has been working at the Haight/Scott property since October of 1991. He has been completing the work required by the Bureau Of Building Inspection, Code Enforcement Division and other work at the property. The damage resulted from damage to the roof when two major chimneys fell during the last major earth quake. The water damage inside the building could not be completed until the roof was replaced. The roof was replaced and the final payments made in October, 1991. There are a few problems with the new roof which we are working on Craig Davison (707)557-8777

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

There were so many major areas of damage to the building that I have been working constantly to repair them all since the quake. I did not qualify for a loan (I applied for three of them). I lost three tenants following the quake and suffered a reduction in rents. I have never stopped moving ahead with all necessary repairs. When Mr. Mitchell went to complete the last requirement under the noncompliance a pipe broke in the apartment he was working in and flooded the ceiling of the unit below. He had to stop his work, take care of the emergency before continuing. He has now completed all repairs but the new roof is leaking and we would like to delay (Attach an additional sheet if necessary) painting until the roofer the problem with the new roof.

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Haight/Scott property

(5) The official address of the undersigned is:

~~The mailing address is 100 Whitney Young Circle, S.F., Ca. 94124~~

Telephone Number: (415) 821-7550

Additional information: The notice of noncompliance was dated December 16, 1991 and I did not receive it until I returned from a quick trip to San Diego. This date 12/30/1991 is the 10th working day since the 16th. due to the Christmas holiday and should not be considered a late filing.

Dated: Dec. 30, 19 91.

Signature of Appellant Careth B. Reid
Careth B. Reid

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

Craig Davison
204 Breezewalk
Vallejo Ca. 94591
(707)557-8777

(Roofing)

6641

PROPOSAL SUBMITTED TO

NAME Careth Reid	NAME
ADDRESS 1358 Fell st.	ADDRESS Haight & Scott st.
CITY San Francisco STATE Ca. ZIP	CITY S.F. STATE Ca. ZIP
TELEPHONE (415) 567-9516	TELEPHONE

DATE	DATE OF PLANS	START WORK DATE	YOUR INQUIRY NO.	PROPOSAL NO.	PAGE NO	OF PAGES
10-1-91						

A. Apply new 3 ply fiberglass roof overlay.

1. Replace old outlet boxes with new galvanized 6x6 inch outlets.

2. Nail down 1 ply fiberglass base. Install new galvanized roof jacks. All vents replace.

3. Cover base sheet with 2 plys of fiberglass #11 ply paper solid mopped between each ply. 100 lbs of tar per square.

4. Apply 2x2 inch galvanized metal gravel stop around perimeter.

5. Glaze roof with hot tar to finish.

6. Tear off 3 roof overlays on back roof, Replace outlet drain box.

7. Reroof with the material as above. 3 ply fiberglass solid mopped roof overlay.

MATERIAL AND LABOR AS REQUIRED IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.

FOR THE SUM OF Twelve thousand five DOLLARS $12,500.00

PAYMENT TO BE MADE AS FOLLOWS ~~Eight thousand down.~~
500.00 per month until paid.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN _____ DAYS.

PAID IN FULL Oct. 1-91

AUTHORIZED SIGNATURE

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO COMPLETE THIS CONTRACT AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED TO THE LEFT.

Craig Davison

SIGNATURE OR COMPANY

AUTHORIZED SIGNATURE

DATE OF ACCEPTANCE

REDIFORM 4W460
POLY PAK (50 SETS) 4P460

carbonless 1 TRIP

(35)

PLASTER REPAIR 12/23/91
792 HAIGHT

7 hrs. x $30 = $210

Erik Mitchell

822-9148

4½ x 30 = $135
DUMP $47
GAS $5

TOTAL COST $187
DEPOSIT $100

TOTAL DUE $87

Erik Mitchell
285-7423

FIRST FEDERAL

SAVINGS & LOAN ASSOCIATION OF SAN RAFAEL

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
OF SAN RAFAEL
PORTOLA BRANCH OFFICE

84007227

DATE DEC. 18. 1991 DOLLARS $**6.000.00

FIRST FEDERAL 00005201

PAY TO THE ORDER OF
DAVID E.QUAN.AGENCY
OAKLAND. CA.
HAIGHT-SCOTT PROPERTY

RE: CARETH REID

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
OF SAN RAFAEL

⑈0084007227⑈ ⑆121139944⑆ 00402 00043⑈

PORTOLA BRANCH OFFICE 251 San Bruno Avenue • San Francisco, California 94134-1598 • (415) 468-0775

11-24
1210 (8)

WELLS FARGO BANK

THIRD-BRANNAN OFFICE, 601 THIRD ST., SAN FRANCISCO, CA 94107

2126

Dec. 18 1991

PAY TO THE ORDER OF David E. Quan INS. AGENCY $5,120.00

Five thousand One hundred twenty 00/100 DOLLARS

CARETH B. REID
415 821-7550
796 HAIGHT ST.
SAN FRANCISCO, CA 94117

MEMO INS 1992 HAIGHT/SCOTT PROPERTY

Careth B. Reid

⑆121000248⑆126 0052 409489⑈

Property
Insurance
Cpy Reid
Mailed 12/18/91

(37)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

B A Properties - I Inc.
c/o Oreo Sales #3419
P. O. Box 37000
San Francisco, CA 94137

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 178 Hearst Avenue
BLOCK 6771 LOT 22
APPEAL NO. 3269 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 5, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy to appellant's agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

B A Properties I. Inc.
500 Washington St.. 4th. Floor
San Francisco, Ca. 94111
OREO #: 5773
Appellant

Appeal Number 3269

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 178 Hearst Avenue, San Francisco **San Francisco. They contain** one **dwelling units and** none **rooming units.**

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) We have acquried this property by foreclosure or other means and do not intend to use or sell it as a multiple residential dwelling or hotel or anything similar to that. We are marketing the property as a single family dwelling and the property is currently vacant and will remain such while we own it. The previous owner (Trotter) was the responsible party with respect to this citation.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
We are requesting total relief from the action, due to the reasons stated in item 2 above.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
500 Washington Street, Fourth Floor San Francisco, Ca. 94111
Ref: OREO #: 5773
Telephone Number: (415) 622-8363

Dated: December 5, **19** 91.

Signature of Appellant P. Dolnick
Paul Dolnick, Vice President

ep L T. Nelson
ss. dy

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Leong Lillian & Ron
298 Santiago Street
San Francisco, CA 94116

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 796-798-798A Santiago St
BLOCK 2331 LOT 14
APPEAL NO. 3270 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 8, 1992, will be heard by the Board at 1:30 p.m. on February 26, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(40)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

Aug 19, 71

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Room #280
LILLIAN LEONG
Appellant

Appeal Number 3270

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 798 Santiago ST _____ San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

More day to do the work

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
_____
_____
Telephone Number: _____

Dated: 1-8, 1972.

Signature of Appellant Lillian Leong

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Main Public Library
Docu. Sect.
Attn: Jerry Roth

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#2
1/26/92

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CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 350
February 26, 1992
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, Chairperson
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

BUREAU OF BUILDING INSPECTION REPRESENTED BY:

Donald Chan - Secretary of AAB
Mike Inan - BID Sr. Inspector
Nancy Gin - City Planning

ABATEMENT APPEALS: INSPECTOR

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FRANCHISE TAX BOARD HEARINGS:

#3256 1243-45 21st Avenue — D. Langer - CED
Genoveva P. Arzaga
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred twenty (120) days. Franchise Tax Board will be notified if all required work is not done by June 26, 1992.

#3257 2334 - 27th Avenue — D. Langer - CED
Carlos Uribe
(Present)

FINDING: The case is abated.

#3258 945 Larkin Sreet — J. Greene - CED
945 Larkin Street Associates
c/o Tim Carrico
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by August 25, 1992.

#3259 1448 - 19th Street — D. Langer - CED
Stephen Wong
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to obtain a permit and complete all required work within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by August 25, 1992.

FRANCHISE TAX BOARD HEARINGS Cont.:

#3260 851 O'Farrell Street J. Greene - CED
Sarosh D. Kumana
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by August 25, 1992.

#3261 4112-4114 17th Street D. Langer - CED
Charles M. Lakamp
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by April 26, 1992.

#3262 77 - 83 9th Street J. Greene - CED
81 Ninth Street Associates
c/o David Raynal
(Present)

FINDING: The case is abated.

#3263 66 - 68 Dorland Street D. Langer - CED
Estate of Herman A. Wiedmann
c/o Donald Dowling
(Present)

DECISION: The case is continued for sixty (60) days to permit the new owner, Malcolm Davis, to be present in the next hearing. The next hearing will be on April 22, 1992.

#3264 1818 - 11th Avenue D. Langer - CED
James D. Tzortzis
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3265 430 Holloway Avenue D. Langer - CED
Roger Herrera
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by August 25, 1992.

FRANCHISE TAX BOARD HEARINGS Cont.:

#3266 12 - Gaviota Way D. Langer - CED
Jeffrey R. Karlinger
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by August 25, 1992.

#3267 1218 - 18th Avenue D. Langer - CED
Tam May Fung-Mei
c/o James Chin
(Present)

DECISION: The appeal is granted. Franchise Tax Board will be notified if all required work is not done by April 8, 1992.

#3268 208 214 Scott Street D. Langer - CED
Careth B. Reid
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3269 178 Hearst Avenue D. Langer - CED
B. A. Properties Inc.
c/o W. G. Aguilera
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on Wednesday, March 25, 1992.

#3270 796-798-798A- Santiago St. D. Langer - CED
Lillian Leong
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

Donald Chan
Secretary

MI:ml

			Arnold Girdley S.	
7.	53 - 56	3272	362 Noe Street Fauss Artie M	D. Langer - CED

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3/25/92

PUBLIC WORKS

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 351
March 25, 1992
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, Chairperson
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

BUREAU OF BUILDING INSPECTION

Donald Chan, Secretary of AAB
Mike Inan - BID Sr. Inspector
Barry Pearl - City Planning

Item No.	Page No.	Case No.	Property Address	Inspector
ABATEMENT APPEALS: (Continued next page)				
1.	1 - 3	6436	345 - 355 Presidio St. Vida Claire A. c/o John Vida	D. Langer - CED
ABATEMENT APPEALS CONTINUED HEARINGS:				
2.	4 - 20	6430	53-65 Page Street Alan Ovson & Myron Smith	J. Greene - CED
3.	21 - 38	6431	47 Page Street Alan Ovson & Myron Smith	J. Greene - CED
4.	39 - 46	6432	501-513 Broadway Helen Ferrari Rev. Interv. Tr. c/o John Lyons	D. Langer - CED
5.	47 - 50	6434	1823-1825 9th Avenue Julie Bonilla c/o Eugene Gardner	D. Langer - CED
FRANCHISE TAX BOARD HEARINGS:				
6.	51 - 52	3271	140 Cook Street. Arnold Girdley S.	D. Langer - CED
7.	53 - 56	3272	362 Noe Street Fauss Artie M	D. Langer - CED

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PUBLIC LIBRARY

FRANCHISE TAX BOARD HEARINGS, CONT'D.

8.	57 - 58	3273	2620 Laguna Street Larson Kenneth W. c/o Walter Wong	D. Langer - CED
9.	59 - 71	3274	1401-1407 Mariposa St. Thompson Allan & Lorraine	D. Langer - CED
10.	72 - 73	3275	197-199 Joost Av. Leung Chee W	D. Langer - CED
11.	74 - 75	3276	91 Farallones Street Ena Aguirre	D. Langer - CED
12.	76 - 77	3277	185 Kensignton Way Kouyoumjian Joseph F c/o Ramona Albright	D. Langer - CED

FRANCHISE TAX BOARD CONTINUED HEARINGS:

13.	78 - 80	3253	477-479 Collingwood St. Marcus Conant c/o Joseph Robinson & Rick Conant	D. Langer - CED
14.	81 - 83	3269	178 Hearst Avenue B. A. Properties Inc. c/o W. G. Aguilera	D. Langer - CED

FRANCHISE TAX BOARD REHEARING:

15.	84 - 87	3249	1216-1220 9TH Avenue Taj-Eldin Kamil H & Adriana	D. Langer - CED

ABATEMENT APPEALS CONT'D.:

16.	88 - 90	6437	1401-1409 Mariposa St. Allan & Lorraine Thompson	D. Langer - CED

E - n - d .

/ml

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Claire A. Vida
c/o John Vida
3315 Sacramento St., #504
San Francisco, CA 94133

Date: March 5, 1992

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 345 Presidio Avenue
BLOCK 1008 LOT 004
APPEAL NO. 6436 S-NC-DEQ DAO
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 14, 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOHN VIDA
Appellant

Appeal Number 6436

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JAN 8, 19 92

(2) The affected premises are located at 353 PRESIDIO San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

APPEAL ORDER 158-277 DATED JAN 8, 1982

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

353 PRESIDIO is located in a commercial building in The Sacramento St Commercial zone and has been a commercial use at least since 1978 when the building was purchased. The former tenants were architects or interior designers and the current tennant is a art gallery. The tennant has advised me that they have a city Business licence and have been paying substantial taxes + fees to the CCSF

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
3315 SACRAMENTO ST SUITE 504
SAN FRANCISCO, CA 94118
Telephone Number: 415-567-9656

Dated: Feb 14, 19 92.

Signature of Appellant

(2)

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

County of San Francisco

Department of Public Works

Office of the Director

ADDRESS: 345 PRESIDIO AVENUE

BLOCK: 1008 LOT: 4
SEQ.: 01 CASE: DA0

INSPECTOR:

VIDA, CLAIRE A.
c/o JOHN VIDA
3315 SACRAMENTO ST., #504
SAN FRANCISCO, CA 94133

OWNER'S NAME:
VIDA, CLAIRE A.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 158,277

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 8, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 157,950. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:
1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING REQUIREMENTS.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF FEBRUARY 4, 1992.

Richard J. Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 8 1992

3

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: 1990 E. M. T. Trust & Ovson Alan
Address: c/o Alan Ovson & Myron Smith
2819 Pine Street
San Francisco, CA 94115

PROPERTY ADDRESS 53-65 Page St.
BLOCK 854 LOT 007
HEARING DATE January 22, 1992
APPEAL NUMBER 6430
INSPECTOR John Greene

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992 at 1:30 P.M., City Hall.

Donald Chan

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1992

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

1990 E M T Trust&Ovson Alan
c/o Alan Ovson
2819 Pine Street
San Francsco, CA 94115

Date: January 3, 199

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [X] Other AAB Hearing

PROPERTY ADDRESS 53-65 Page St.
BLOCK 0854 LOT 007
APPEAL NO. 6430 S-NC-DEQ PP
INSPECTOR Derrill Langer/John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

MP

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(5)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

Alan Orson
Appellant

Appeal Number 6430

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 9/25, 19 91

(2) The affected premises are located at 53-65 Page St San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Order of Abatement under section 203.203R of the Building Code - Parapet
Order # 157702

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

see additional page

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:
2819 Pine St
SAN FRANCISCO CA 94115
Telephone Number: 563-0292

Dated: 11/1, 19 91.

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

6

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 10/04/91
PROPERTY ADDRESS:
53-65 PAGE ST
BLOCK: 0854 LOT: 007
SEQ: 01 CASE: PPO

1990 E M T TRUST&OVSON ALAN
% ALAN OVSON
2819 PINE ST
SAN FRANCISCO CA 94115

OWNER'S NAME:
1990 E M T TRUST

INSPECTOR: John Greene

DISTRICT: 27A CT: 168

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 157702

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/25/91 in accordance with the DPW HEARING ORDER NO. 157194.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/22/91.

Very Truly Yours,

Richard J. Evans
Director of Public Works

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/25/91

27A-P20-P20-003

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(7)

The optionee of this property, along with his architects and attorneys, has spent considerable time, money, and energy obtaining a Conditional Use Permit for this property from the city and county of San Francisco. The optionee plans to build an eight story mixed use development complete with over 100 residential units and parking on this lot and the adjacent lot. (Copies of the CUP and plans for the building are available upon request.)

The optionee is presently actively seeking financing for this project and after obtaining financing will demolish the buildings.

Currently the building is occupied by one tenant who uses 12.5% of the useable space. An engineer has assessed that the building has ties at the ceiling level which comply with the parapet ordinance.

Both the owner and the optionee wish to modify the order so that the already expensive costs of development won't be needlessly expanded by doing work on a building that will, within the near future, be demolished.

ROBERT S. GEFKEN
STRUCTURAL ENGINEER
116 NEW MONTGOMERY STREET
SAN FRANCISCO, CALIF. 94105
TELEPHONE (415) 243-0616

Mr. Alan Ovson
2819 Pine St.
San Francisco, Ca. 94115

Sept. 25, 1991

Job No. 91133

Re: Parapet inspection of a type 3 building at 53-57 Page St.

Dear Mr. Ovson:

Yesterday, Sept. 24, 1991, I made an inspection of the parapets at the above referenced building for the purpose of determining if any strengthening of the parapets would be required. The conditions I found are as follows:

The building is a one story type 3 structure with brick walls and a wood roof that is approximately twenty feet above the side walk. The building fronts on Page St. and the rear of the building is on Rose St., on the west side of the building there is a parking lot. The building has ties at the ceiling line approximately 6'-0"± on center on all four sides, and the brick parapets vary from three to four feet on the roof.

Three sides of the building will require bracing at the parapets and there might be additional ties required if the lateral loads are too large for the existing ties. An analysis will be required to determine the parapet bracing and the tie spacing. Once this is determined, a drawing will be prepared to indicate the scope of work.

If there are any questions, please call.

Sincerely yours,

Robert S. Gefken

(10)

SAN FRANCISCO

CITY PLANNING COMMISSION

MOTION NO. 12068

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING A PLANNED UNIT DEVELOPMENT OF AN EIGHTY FEET HIGH, EIGHT STORY MIXED-USE RETAIL, COMMERCIAL, OFFICE AND RESIDENTIAL BUILDING HAVING APPROXIMATELY 19,000 GROSS SQUARE FEET OF GROUND STORY RETAIL AND COMMERCIAL SPACE, APPROXIMATELY 24,900 GROSS SQUARE FEET OF SECOND STORY OFFICE SPACE, 128 DWELLING UNITS ON THE UPPER STORIES, AND A TWO LEVEL SUBTERRANEAN PARKING GARAGE WITH EXCEPTIONS FROM THE PLANNING CODE TO ALLOW GREATER BUILDING BULK, GREATER COMMERCIAL USE SIZE, NO REAR YARD, SCREENED USABLE OPEN SPACE, GREATER BAY WINDOW WIDTH, VALET PARKING WITHIN THE PARKING GARAGE, REDUCTION IN THE REQUIRED RESIDENTIAL OFF-STREET PARKING, AND A SUPPLEMENTAL NUMBER OF RESIDENTIAL UNITS ABOVE THAT NORMALLY PERMITTED ON A PARCEL HAVING 25,821 SQUARE FEET OF AREA IN AN NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND AN 80-A HEIGHT AND BULK DISTRICT.

Preamble

On October 4, and November 8, 1990, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on Conditional Use Application No. 88.811EC at which time the Commission reviewed and discussed the findings prepared for its review.

It was determined by the San Francisco Department of City Planning (hereinafter "Department"), in accordance with the provisions of the California Environmental Quality Act (hereinafter "CEQA"), the State Guidelines for the implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed project would not cause significant impacts such that an environmental impact report would be required, and in accordance with the above provisions, the Department adopted and issued a Final Negative Declaration on August 28, 1990 (Case No. 88.811EC). The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearings and has further reviewed and considered the case report, plans, models, studies, photographs and written materials pertaining to this proposed project and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. On November 6, 1989, Anfang Resources, Inc. (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 55 Page Street, Lots 7 & 8 in Assessor's Block 854 (hereinafter "Subject Property"), two adjoining lots having a combined parcel area of approximately 25,821 square feet to construct as a Planned Unit Development an eighty (80) feet high, eight story mixed-use building containing ground story retail and commercial space of approximately 19,075 square feet, 24,900 gross square feet of second story office space, 128 residential units on the third to the eighth stories, and with one level subterranean parking garage containing 72 independently accessible parking spaces in conformity with plans filed with the Application and labeled "Exhibit B" in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A height and bulk district.

2. As a result of the Commission's comments and direction at its October 4, 1990 meeting, the Applicant modified the design of the building facade along the Page Street side, the elevator/mechanical equipment penthouse and the trellis over the rooftop usable open space area which are included in plans labeled "Exhibit E" (hereinafter "Project") and dated November 6, 1990. The Project was reviewed by the Commission at its November 8, 1990 meeting, and the final design of the Project will be presented to the Commission as an informational item at a later regular Commission meeting date.

3. The Project footprint of 215 feet in length and diagonal dimension of 258 feet covers almost the entire site except for a 510 square feet main entry plaza on the Page Street frontage. In conformity with Exhibit E, and on the Gough Street frontage, two entryways to the ground floor retail/commercial spaces, a service entry and a utility entry, all in conformity with Exhibit E. The first two floors which contain the retail, commercial and office uses fill this building envelope. From the third story to the eighth story, the residential levels, the building is designed in a U-shape with the U-shaped recessed area facing south on the Rose Street facade. In addition, the seventh and eighth stories have numerous recesses and setbacks on all sides. An elevator/mechanical penthouse is on the eighth story rooftop in vertical alignment with the main entrance and extends twenty feet high from the rooftop.

4. No rear yard is provided on this site. This is consistent with adjacent and surrounding development in the neighborhood. Surrounding properties are entirely covered by commercial, retail and residential buildings.

5. Private and common usable open space of approximately 12,000 square feet is being provided which exceeds Code requirement. Most of the residential units (excepting 16 studio units) have private balconies, some of them screened with clear glass in order to provide open space that is quiet and wind free and thus usable. Common usable open space on the third story and on the eighth story rooftop totals approximately 4,000 square feet.

6. Since the latter part of August 1990, after distribution of public notice of the Application, Project representatives have worked with Department staff to revise the subterranean parking garage plan in order to meet the amount of residential parking spaces projected to be the parking demand in the traffic impact study of the Final Negative Declaration and to meet the Planning Code required amount of parking for the retail and commercial establishments, and offices of the Project by providing a workable valet parking operation.

   The revisions have produced an off-street parking plan to the satisfaction of Department staff. Transportation Conditions of Approval developed by Project representatives and Department staff address and stipulate independently accessible residential parking spaces and an operational valet parking plan.

7. With the revision of the off-street parking plan within the subterranean parking garage, the Project now includes a two level subterranean parking garage containing ninety-two (92) independently accessible parking spaces for the lifetime exclusive use by building residents and a valet parking operation for visitors, customers and users of the retail and commercial establishments and offices from Monday through Friday, 7:00 a.m., to 7:00 p.m. with the capacity to park up to eighty (80) automobiles within the second (lower) level of the garage in conformity with plans dated September 25, 1990 and labeled "Exhibit C" and "Exhibit D".

8. The two existing unreinforced masonry buildings on the Project site have been rated in the Unreinforced Masonry Buildings (UMB) historical architecture survey conducted by The Foundation for San Francisco's Architectural Heritage. The building located at 43-47 Page Street, designed by architect Frederick H. Meyer, has been given a B rating (Major Importance; eligible for the National Register, and of secondary priority for City Landmark status). A C rating (Contextual Importance) has been given to the other building at 53-65 Page Street. In the adopted 1976 Citywide Architectural Survey, the 43-47 Page Street building received a summary of "0" (on a scale of "0" to "5" with "5" being the highest).

   At its October 3, 1990 meeting, the Landmarks Preservation Advisory Board (LPAB) reviewed and commented on these two buildings. The LPAB, by a vote of 5-2, voted to recommend to the Commission the retention of the 43-47 Page Street building on Lot 8 of Assessor's Block 854 and that it would have to be integrated into the overall Project, and any new construction added above this building would have to be setback from the facade walls. The LPAB gave no recommendation on the 53-65 Page Street building.

9. However, since the unreinforced masonry building at 43-47 Page Street is a minor example and accessory building among the total inventory of existing Frederick H. Meyer designed buildings in the City which are well preserved and more worthy of preservation, the demolition of the building is found desirable in order to proceed with the Project.

B. The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the properties included. It must be an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.

The Project is in one ownership, and is on a 25,821 square feet site, which is larger than 1/2 acre, exclusive of streets, alleys, and other public property that will remain undeveloped:

C. Affirmatively promote applicable objectives and policies of the Master Plan.

The Project meets this requirement, as set forth as follows:

1. Objective 1 of the Master Plan Resident Element sets forth policies which address the provision of new housing, especially permanently affordable housing, in appropriate locations. Under this objective, Policies 1-2, 1-3, and 1-4 encourage major new housing close to downtown in underused commercial and industrial areas; inclusion of housing, including permanently affordable housing, in commercial developments; infill housing on appropriate sites in established neighborhoods. The Project meets these objective and policies. It provides housing at moderate rent levels in a marginal commercial area consisting of a mixed neighborhood of residential, retail, commercial, office, warehouse and heavy commercial uses.

2. Objective 2 of the Residence Element sets forth policies to increase housing supply without overcrowding or adversely affecting the prevailing character of the existing neighborhood. Policies 2-2 and 2-3 call for allowing higher residential densities in areas adjacent to downtown and in neighborhood commercial districts where higher densities will not have harmful effects, and allowing flexibility in the number and size of units within permitted volumes of larger multiple unit structures.

The Project provides 128 housing units at the maximum allowable density without it being substantially equivalent to rezoning of property as determined by the Zoning Administrator. It is in a neighborhood commercial district located at the west edge of the C-3-G (Downtown General Commercial) District, and near the Civic Center Area and adjacent to a C-M (Heavy Commercial) District.

In addition, the Project Sponsor has agreed to contribute $280,000 to an off-site affordable housing development project in the Project vicinity. Should the Project residential units be sold as condominiums in the future, an additional contribution of $72,000 will be contributed to an off-site affordable housing project.

(12)

3. Policies 1 and 3 of Objective 6 of the Master Plan's Commerce and Industry Element promote ensuring and encouraging the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while preserving the mixed commercial-residential character of such districts, and encouraging their diversity.

The Project will fulfill these policies by providing space for a variety of neighborhood-serving retail uses on the building's ground floor in conjunction with residential uses on floors three through eight. The Project's design will add to the neighborhood's diversity.

4. Policy 1 of Objective 12 of the Master Plan's Transportation Element directs the regulation of off-street parking in new housing so as to guarantee needed spaces without requiring excess spaces.

The Project provides 92 independently accessible parking spaces for the exclusive lifetime use by Project residents, and a valet parking service which would accommodate up to 80 automobiles Monday through Friday 7:00 a.m. to 7:00 p.m. for visitors, customers and users of the retail and commercial establishments and offices. The traffic impact study of the Final Negative Declaration made a determination that Project residential parking demand is actually closer to 92 off-street spaces. With the valet parking operation, the Code required amount of parking spaces for the Project commercial, retail and office uses can be met, although these spaces are not independently accessible as required by Code.

5. Policies 1, 2, and 6 of Objective 3 of the Master Plan's Urban Design Element are designed to promote harmony in the visual relationships and transitions between new and older buildings, and to avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their importance or present an overwhelming or dominating appearance.

The Project is designed to further these policies. The building will be comparable to surrounding development in its height, building materials, and colors. The building's massing will enable it to blend well with neighboring development because it conforms to the typical pattern in the area of zero lot line development with little upper story bulk reduction and rectilinear building form. Moreover, any appearance of bulk will be substantially reduced by various means. First, the "U" shape of the structure divides the Rose Street facade into two wings separated by a recess 70 feet wide and 60 feet deep. Second, a deep setback, distinctive detailing, a vertical element (the elevator penthouse), and a distinctive main entrance at the center serve to divide the Page Street facade into two distinct masses as well. The Gough Street and east facades are only approximately 120 feet wide above 40 feet. Finally, the seventh and eighth floors are set back substantially so that the building becomes more slender as it meets the sky.

6. Policy 12 of Objective 4 of the Master Plan's Urban Design Element calls for the installation, promotion, and maintenance of landscaping in public and private areas. The Project incorporates extensive landscaping atop the commercial podium in the common open space, and street trees along the Page and Gough Street sidewalks.

7. Policy 5 of Objective 4 of the Master Plan's Recreation and Open Space Element promotes the inclusion in residential projects of private usable open space. The Project proposes that most of the dwelling units contain private open space in the form of a balcony, terrace or solarium. In addition, the Project contains over 4,000 square feet of common open space within the open end of the "U"-shaped building and on the roof terrace.

D. Provide off-street parking adequate for the occupancy proposed.

The Project meets this requirement, for the reasons set forth in Findings 5, 6, and 10.C.4.

E. Provide open space usable by occupants and, where appropriate, by the general public, at least equal to the open space required by this Code. The Project exceeds this requirement for usable open space for Project residents.

F. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of the Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of the Property.

The Project meets this requirement for the reasons described in Finding 12.A. below.

G. Under no circumstances be excepted from any height limit established by Article 2.5 of the Code, unless such exception is explicitly authorized by the terms of the Code.

The Project will comply with the 80 feet height limit of this NC-3 District.

H. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the District under Section 124 and Article 7 of the Code.

The gross floor area of the entire commercial space in the Project has a floor area ratio of 1.7:1, which is below the maximum 3.6:1 floor area ratio in the NC-3 District.

I. In NC Districts, not violate the use limitations by story set forth in Article 7 of the Code.

The Project will include retail and commercial uses on the first floor, office uses on the second floor and residential uses on upper floors. These uses comply with the use limitations by story set forth in Article 7 of the Code for projects in NC-3 Districts.

(13)

13. Under Code Section 304, a project meeting the foregoing requirements may merit a well reasoned modification of certain of the provisions contained elsewhere in the Code in the case of outstanding overall design complementary to the design and values of the surrounding area. The Project merits modifications to certain Code provisions and as hereinafter described, these modifications will contribute to the overall design and value of the Project:

A. The residential density of the Project is greater than that allowed in an NC-3 District. Under Section 304(d)(4) of the Code, however, residential density in a Planned Unit Development may be increased to up to one unit less than the density permitted in the next higher zoning district. On February 24, 1988, the Zoning Administrator determined that in this case, the next higher zoning district is C-3-G (Downtown Commercial General) District, in which the maximum residential density is one unit per 200 square feet of lot area. One less than the C-3-G density for this Project is 128 units [(25,821 square foot lot/200)-1].

One hundred twenty-eight (128) units of housing at this site is appropriate and would not adversely affect the neighborhood. The area is characterized by a mix of moderate density commercial, institutional and residential uses. Additional residential units are desirable to achieve more of a residential neighborhood quality for the area and to help support the neighborhood-serving retail uses beginning to develop in the neighborhood. As the Negative Declaration demonstrates, the proposed residential density will not adversely affect traffic or parking in the neighborhood.

B. The building bulk of 215 feet in length and 258 feet in diagonal dimension exceeds the maximum length of 110 feet and 125 feet in diagonal dimension. If the Project design were to conform with the bulk limit in this 80-A Height and Bulk district, the construction of two separate building cores would be required on this site.

In this instance, a better design will be achieved by the relaxation of the bulk limit. As stated in Finding 11.C.5., the rectilinear form of the building conforms with the typical pattern of development in the area, and the building's appearance of bulk will be reduced as described in that Finding.

C. Under Code Section 161(j), the parking requirement for dwellings in NC districts may be reduced provided that such a reduction is reasonably justified by the anticipated automobile usage by residents and visitors to the Project, and such reduction will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.

A reduction in the number of parking spaces required for the Project is reasonably justified based on the anticipated automobile usage by residents of and visitors to the Project, as demonstrated in the Negative Declaration. Such reduction, moreover, will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity

D. Code Section 712.21 requires Conditional Use for the development of commercial space larger than 5,999 square feet. The Project commercial, retail and office spaces totaling approximately 44,000 square feet provide the opportunity to establish a variety of neighborhood serving retail and commercial uses, and provide resident employment and business ownership opportunities.

E. No rear yard is provided in the Project. A rear yard is required by Code Section 134. However, Section 134(e) allows for a modification in the provision of a rear yard in NC districts if a comparable amount of usable open space is provided for residential uses on the site; the project will not impede access of light and air to and views from adjacent properties; and if the project will not adversely affect the interior block open space formed by rear yards of adjacent properties.

The Project is on a site which consists of two through lots from Page Street to Rose Street. Other properties on this block of Page Street are covered entirely by buildings such that there is no interior block open space. Rose Street has properties which have buildings that cover their entire lots also. In addition, adjacent and surrounding buildings are of comparable height with the Project.

Thus, the Project does not obstruct the continuation of the interior block open space, and impede access of light and air to and views from adjacent properties. Moreover, a combination of private and common usable open space is provided for the residential uses in the Project in excess of Code requirement.

F. In order to provide open space that is quiet and wind free and thus usable, some of the residential units with balconies facing Gough Street will have clear glass screening. This is a slight modification of the usable open space provisions.

G. Some of the bay windows of the residences are greater than the maximum permitted width of ten feet. These windows provide light to these dwelling units and add design variations to the building facade as well.

14. The Commission has considered the Project and finds that it is consistent with the requirements of the Code, Article 1, Section 101.1 in that:

A. The Project will enhance future opportunities for resident employment and ownership of neighborhood-serving retail uses by providing space for neighborhood-serving retail uses.

B. The Project does not propose to demolish any existing housing, and will conform to the character of the existing neighborhood.

C. The Project will not adversely affect any affordable housing because no existing housing will be displaced, unit rents or sale prices are expected to be moderate, and the Project Sponsor will make a contribution to an off-site affordable housing project to increase the number of affordable units in the City.

(14)

D. As established in the Negative Declaration, commuter traffic attributable to the Project will not impede MUNI transit service or overburden the City's streets or neighborhood parking.

E. The Project will have no adverse effect on the service and industrial sectors. It will provide neighborhood-serving commercial uses and general service uses as well as opportunities for resident business ownership and employment in the service sector.

F. The Project will increase the City's preparedness to protect against injury and loss of life in an earthquake by replacing unreinforced masonry buildings on the site.

G. The Project will replace two unreinforced masonry buildings which are not landmarks. (However, both are considered historic buildings; the 47 Page Street building is rated in the 1976 Citywide Architectural Survey, is rated "B" by The Foundation for San Francisco's Architectural Heritage, and rated by Department staff as eligible for the National Register in the recently completed Unreinforced Masonry Buildings (UMB) architectural survey; and the 53 Page Street building is rated "C" by the Foundation for San Francisco's Architectural Heritage, and rated by Department staff in the UMB survey.)

Demolition of both buildings is justified in order to provide a site for a major new housing project. Other more significant and worthy Frederick H. Meyer designed buildings are already protected and designated for preservation.

H. The Project will not adversely affect any park or open space or their access to sunlight and vistas.

15. The Commission, after carefully balancing the competing public and private interests, hereby finds that approval of the Conditional Use promotes the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application No. 88.811EC.

IHN:gip/pg/137

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of November 8, 1990.

Linda Avery
Secretary

AYES: Commissioners Bierman, Engmann, Hu, Karasick, Morales and Sewell

NOES: None

ABSENT: Commissioner Boldridge

ADOPTED: November 8, 1990

IMN:pg/137

EXHIBIT A

CONDITIONS OF APPROVAL

Wherever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

1. GENERAL CONDITIONS

A. Construction

1) If pile driving is required, the Project Sponsor shall pre-auger holes for piles unless the Project Sponsor can establish, to the satisfaction of the Bureau of Building Inspection (BBI), that such a procedure is unnecessary or undesirable.

2) A detailed foundation and structural design study shall be submitted by the Project Sponsor to the Bureau of Building Inspection for its approval prior to the issuance of a building permit.

3) The Project Sponsor shall maintain pedestrian walkways along public rights of way adjacent to the Project during construction in consultation with appropriate City agencies including the Department.

4) In advance of the start of project construction, the Project Sponsor shall develop a construction management plan subject to approval by the Department of City Planning, Department of Parking and Traffic, and the Municipal Railway. The construction management plan shall be designed to minimize impacts to adjacent residents and businesses, disruptions to the traffic on Gough Street, and delays to Muni buses on Page Street. In the event that construction activities on Page Street would require temporary relocation of trolley coach overhead wires and/or other changes to normal Muni operations, this expense shall be the financial responsibility of the Project Sponsor.

5) Rose Street shall be maintained as a public right-of-way and not be used as a primary staging area for construction.

6) The Project Sponsor shall require the contractor to sprinkle demolition sites with water continuously during demolition activity; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other such material; cover trucks hauling debris, soil, sand and other such material; and sweep streets surrounding demolition and construction sites at least once per day to reduce particulate emmissions.

7) The Project Sponsor shall require the project contractor to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants by such means as prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs (to reduce emissions) for equipment that would be in frequent use for much of the construction period.

B. Additional Office Construction

1) The Project Sponsor or its successors in interest shall certify annually on the date of the first Certificate of Occupancy the amount of office space contained in the Project for ten years from the first Certificate of Occupancy.

2) Should the Project Sponsor or its successors in interest add additional office space to the complex such that the total office square footage of the Project and the addition exceeds 25,000 square feet within ten years from the date of the first Certificate of Occupancy, the Project Sponsor or its successors in interest shall comply with all applicable provisions of the Code related to office projects with area in excess of 25,000 square feet.

3) Should the Project Sponsor or its successors in interest add additional office space to the complex such that the total office square footage of the Project and the addition exceeds 25,000 square feet within ten years from the date of the first Certificate of Occupancy, the amount of space shall be subtracted from the Smaller Building allocation.

C. Hazards

1. An evacuation and emergency response plan shall be developed by the Project Sponsor in consultation with the Mayor's Office of Emergency Services to ensure coordination between the City's emergency planning activities and the Project's plan and to provide for building occupants in the event of an emergency. This plan shall be reviewed by the Office of Emergency Services and implemented by building management before issuance of the Final Certificate of Occupancy.

LAND USE AND DENSITY

1. This authorization is for the construction, after demolition of two unreinforced masonry buildings, of a Planned Unit Development of a maximum eighty feet high mixed-use building with up to 19,075 gross square feet of retail and commercial space on the ground story, a maximum 24,900 gross square feet of office space on the second story and up to 128 residential units on the third through eighth stories, and a minimum of 92 independently accessible off-street parking spaces for the exclusive use of residents of the building in the subterranean parking garage as set forth in Conditions 1 and 3 of the Transportation Conditions of Approval of this Exhibit A, and in conformity with plans labeled Exhibit E, Exhibit C and Exhibit D and dated November 6, 1990 and as reviewed and approved by the Commission on November 8, 1990.

(16)

2. Final detailed building plans shall be reviewed and approved by Department staff prior to issuance of a building permit. Detailed building plans shall include a final site plan, residential units' plans, commercial, retail and office plans, parking garage plan, elevations, sections, usable open space plan, choice of finish materials, and details of construction, and include street trees except on Rose Street.

DESIGN

1. Final plans for this Planned Unit Development shall be in conformity with plans submitted as part of the Application known as Exhibit E, and approved by the Commission on November 8, 1990.

2. Mechanical equipment and appurtenances shall be enclosed in such a manner that: (a) the enclosure is designed as a logical extension of the building form and an integral part of overall building design, and (b) its cladding and detailing is comparable in quality to the rest of the building.

3. Only clear vision glass shall be used.

4. Final architectural and decorative detailing, materials, glazing, color and texture of exterior finishes shall be submitted for review and approval by the Department.

5. The Project design shall be brought back to the Planning Commission as an information item prior to the release of building permits.

LANDSCAPING AND OPEN SPACE

1. A landscape plan prepared by a licensed landscape architect shall be submitted for review and approval by the Department prior to application for a building permit.

2. Common usable open space areas shall be retained for the use of residents for the lifetime of the Project.

3. In fulfillment of the requirements of Code Section 143, a minimum of one street tree shall be provided for each 20 feet of street frontage on the Page Street and Gough Street frontages of the Project.

HOUSING

1. The Project shall not be marketed or leased for time share, executive suites or short term transient use. No residential units shall be used as a hotel, as defined in Section 203.8 of the San Francisco Housing Code.

2. Covenants, conditions and restrictions shall be imposed upon Project residential units to restrict use to occupancy for permanent (non-transient) residents and to preclude time share ownership or occupancy.

AFFORDABLE HOUSING

1. If as proposed in the Application before the City Planning Commission at its October 4, and November 8, 1990 meetings, the Project's residential units are to be rental units, then the Project Sponsor shall contribute Two Hundred and Eighty Thousand Dollars ($280,000) for the development of new affordable housing units in the vicinity of the Project. Funds shall be contributed to the Mayor's Office of Housing prior to the release of a Temporary Certificate of Occupancy. The manner in which the contribution shall be made shall be approved by the Director of City Planning in consultation with the Mayor's Office of Housing.

2. In the event that the Project's residential units are sold as condominiums, the Project Sponsor shall contribute an additional Seventy-Two Thousand Dollars ($72,000) to the Mayor's Office of Housing for a total contribution of Three Hundred and Fifty-Two Thousand Dollars ($352,000). This additional contribution shall be payable in one-third increments ($24,000 each) upon the closing of 25 percent, 50 percent and 75 percent of the Project's residential units. The manner in which said contribution shall be made shall be approved by the Director of City Planning in consultation with the Mayor's Office of Housing.

3. Upon the request of the Mayor's Office of Housing, the Project Sponsor shall share its marketing study for the Project with the sponsor of the proposed Housing Development and Neighborhood Conservation Program (HDNCP) project at Valencia and McCoppin Streets prior to the release of a Temporary Certificate of Occupancy for the Project. Compliance with this condition shall be determined by the Director of Planning in consultation with the Mayor's Office of Housing.

NOISE REDUCTION IN RESIDENTIAL UNITS

1. The residential units are subject to Title 25 of the California Administrative Code which provides standards for maximum interior noise levels in residential units located in areas with an ambient noise level of 60dBA or more. The Project Sponsor shall provide to the City an acoustical analysis by a competent acoustical engineer showing how the State required interior noise level standard of Ldn of 45dBA will be met through noise insulation features to be included in the Project.

WIND

1. Pursuant to Code Section 249.1(b)(3), the Project shall be designed to include wind walls, deflectors, baffles, trellises or other features or devices, if necessary, to reduce wind speeds on the proposed open space within the Project to seven mph in public seating areas and eleven mph in pedestrian areas. The open space should be enclosed, if necessary, if the standard cannot be met as an outdoor space. The final wind reduction measures are subject to Department approval.

(17)

TRANSPORTATION

1. A minimum of 92 parking spaces shall be designated and provided for lifetime exclusive use by Project residents based on resident parking demand as estimated in the "Traffic Impact Study." The upper level of the parking garage shall be designated for exclusive use by Project residents as well as a portion of the lower parking level as shown in attached Exhibits C and D. Designated residential parking spaces would remain independently accessible at all times. Two years after issuance of the first Certificate of Occupancy for the Project, and every two years thereafter, the Project Sponsor shall survey the Project residents to determine the actual number of vehicles owned by such residents and, if necessary, shall increase the number of parking spaces designed and provided for exclusive use of Project residents to correspond to the actual vehicle ownership of Project residents (up to a maximum of 128 spaces). The Project Sponsor shall provide the results of its survey to the Department of City Planning. Should the City establish a procedure for collecting fees for the monitoring of conditions of approval, the Project Sponsor agrees to comply with such a procedure and pay a reasonable monitoring fee.

2. A valet parking operation shall be employed from 7:00 a.m. to 7:00 p.m. Monday through Friday (except holidays) to provide the capacity to park up to 80 vehicles in the lower level commercial portion of the garage as shown in attached Exhibit D. In the event that parking demand by residents of the Project exceeds the designated supply of 92 residential spaces, the available supply for the commercial portion of the garage shall be reduced to fully accommodate actual residential parking demand with independently accessible spaces at all times as warranted.

3. Residents in each unit of the Project shall have a right for the life of the Project of first offer on reasonable terms as specified in Conditions 4, 5 and 6 inclusive to lease parking in the Project garage. If the residents of the Project elect not to lease all 92 of the designated residential parking spaces, the Project owner or designated agent shall have the right to lease such parking spaces to other residents of the neighborhood on no longer than month-to-month leases as specified in Condition 4, terminable upon receipt by the Project owner or designated agent of written notice from a resident that said resident desires to lease a parking space and there are no vacant available spaces. Upon receipt of such written notice, should a parking space not be available, then the Project owner/agent shall terminate a non-resident lease and lease the parking space to the resident at a cost that is no greater than that paid by other residents.

4. The order of precedence for the availability of Project parking shall be as follows:

   A. Project residents;

   B. customers of Project commercial tenants;

   C. commercial tenants of the Project;

   D. persons residing within six blocks of the Project;

   E. no other parking leases shall be permitted.

10. The Project Sponsor has agreed to contribute $280,000 toward the development of an off-site affordable housing project (most likely the Salvation Army housing project at Valencia and McCoppin Streets) through the Mayor's Office of Housing. In the event that the Project residential units are sold as condominiums, the Project Sponsor has agreed to contribute an additional $72,000 for an off-site affordable housing project through the Mayor's Office of Housing.

11. Pursuant to the provisions of Code Section 303, the Commission may authorize a Conditional Use if the facts presented are sufficient to establish the following:

    A. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary and desirable for and compatible with the neighborhood and community.

    The development of 128 dwelling units, 19,075 square feet of retail and commercial uses, and 24,900 square feet of office space after demolition of two UMB rated buildings will enhance the character of the neighborhood, contribute to the City's stock of available housing, enhance the consumer and commercial services available in the area, resulting in a project that is necessary and desirable for and compatible with the neighborhood and community.

    B. That such use or feature as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity with respect to aspects including but not limited to the following:

    1. The nature of the proposed site including its size and shape, and the proposed size, shape, and arrangement of structures.

    The massing of the proposed building, its facade articulation and detailing, upper floor setbacks, height, and south-facing open space are compatible with surrounding development and will not be detrimental to surrounding properties.

    2. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.

    Access to the Project's garage and two truck loading spaces will be off of Page Street. According to the traffic impact study of the Negative Declaration, the Project will create no significant traffic impacts. Furthermore, as discussed previously and below, the Project's garage will accommodate the projected demand for residential and commercial off-street parking identified in the traffic impact study, provided a valet operation for the commercial uses is in effect during weekdays.

    3. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor.

    Construction Conditions of Approval will be followed during the demolition and construction periods to minimize noise, dust, and odor emissions. No such emissions and no glare are involved in the Project after completion of construction.

    4. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

    Project usable open space exceeds Code requirement and landscaping and screening will be provided so that such open space is quiet, wind free, and thus usable. Parking is provided underground in two levels with a ticket/card gate on the entrance side and the exit side and at night, a security gate. Service areas are within the building. Lighting will not be intrusive on neighboring properties. Signage will comply with Code provisions.

    C. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

    Other than the application for Planned Unit Development modifications as hereinafter described, the Project will comply with the requirements of the Code. The Project will be in conformity with the Master Plan for the reasons described in Findings 11.C.1 through 11.C.7.

    D. That such use or feature as proposed will provide a development that is in conformity with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District.

    NC-3 Districts are intended in most cases, to offer a wide variety of comparison and specialty goods and services to a wider trade area than the immediate neighborhood, and additionally provide convenience goods and services to the surrounding neighborhood. Housing development in new buildings is encouraged above the second story. The Project conforms to the NC-3 District stated purpose and will constitute a significant contribution to this District.

12. Under the provisions of Code Section 304, the Commission may authorize a Conditional Use for a Planned Unit Development in accordance with the provisions of Section 303 and the further requirements listed below. A Planned Unit Development shall meet the following objectives, criteria and limitations:

    A. The Project will be developed as an integrated unit and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood, and the City as a whole.

E. If cultural resources of potential significance are discovered, an appropriate security program shall be implemented to prevent looting or destruction. Any discovered cultural resources assessed as significant for their potential educational value by the ERO and the President of the LPAB shall be required to be placed in an appropriate repository.

F. Copies of the draft reports prepared according to these mitigation measures shall be sent first and directly to the ERO and to the President of LPAB. A final report is to be sent to the California Archaeological Site Survey Office at Sonoma State University. The Office of Environmental Review shall receive three final copies of the final archaeological report.

SOILS

1. A soils report shall be prepared by a California licensed engineer and the developer shall follow the recommendations of this report.

2. The Project Sponsor shall obtain the services of an appropriate consultant to test the Project site for potential soils contamination. If test results disclose the presence of contaminants, the consultant shall submit a remediation plan and the consultant shall certify that the remediation plan has been prepared according to applicable Federal and State standards prior to issuance of building permits for the Project. In addition, groundwater shall be monitored and cleared up if necessary, all pursuant to the remediation plan. The remediation activities shall be monitored by a licensed professional engineer who shall certify that the remediation satisfied the standards established by the Regional Water Quality Control Board.

3. If dewatering is found necessary by the Department of Public Works to reduce the amount of settlement entering the storm sewer lines, any groundwater pumped from the site shall be retained in holding tanks to allow the suspended particles to settle.

RETAIL/COMMERCIAL USES

1. Proposals for Large Fast Food Restaurants as defined in Section 790.90 of the Code shall be required to apply for Conditional Use authorization from the Commission as set forth in Code Sections 712.43 and 303. Other commercial and retail uses shall comply with Section 712 of the Code.

PERFORMANCE

1. The Applicant shall transmit a copy of this Motion to the Office of the Recorder for the City and County of San Francisco for recordation as part of the property records. This action shall be taken prior to any approval of a Building Permit Application by the Department.

2. The Applicant shall secure a valid building permit for the project within three years of this approval. The time for receiving a building permit may be extended an additional two years by the Zoning Administrator should delays in issuing a permit be caused by a government agency or legal action.

(19)

5. The parking rate structure shall be as follows:

   A. Monthly leases shall be restricted to Project residents, commercial tenants of the Project, and neighborhood residents who reside within six blocks of the Project.

   B. The monthly parking rate for Project residents shall be not more than 75 percent of the monthly rate for non-residents of the Project.

   C. With the exceptions specified in Conditions 5.A. and 5.B., all other parking rates shall be assessed in terms of increments of one hour or less, and the total charge for four hours of parking shall be no more than four times the charge for the first hour.

   D. With the exceptions specified in Conditions 5.A. and 5.B., the total daily maximum charge for all other parking shall be no less than six times the charge for the first hour of use, and the daily maximum charge shall not be reached until at least six full hours of parking duration.

   E. No "Early Bird" or other special rates inconsistent with the provisions of Conditions 4 and 5 inclusive shall be permitted.

6. In the event that any residential unit of the Project is sold or tenancy changes, then for the life of the Project, the right to lease at least one parking space within the Project must be sold or continue to remain available with each so affected residential unit.

7. Parking control equipment as indicated in attached Exhibit C shall be provided at the street level and operated in a manner to ensure adequate off-street space for vehicle queues and manuevering, adequate security for the vehicles of Project residents, and full compliance with Project approval conditions.

8. The Project Sponsor shall provide a minimum of 8 secure spaces for bicycles or mopeds and a minimum of 6 secure handicapped spaces.

9. Under no circumstances shall subsurface sidewalk vaults be permitted for parking uses. While subsurface sidewalk vaults are discouraged in all instances, should there be demonstrated need for non-parking purposes, the Project Sponsor shall design subsurface vaults to allow for possible future widening of adjacent streets, and vault design shall be of sufficient strength to carry maximum vehicular and live loads. Provision in the vault area for the placement of street trees shall also be made, subject to approval of the Zoning Administrator. In addition, should vaults exist or be installed as part of the Project, the Project Sponsor shall accommodate and pay for the installation of all sub-surface footings, supports and foundations as may be required for future public improvements such as street lights, street trees, trolley wire poles, signs, benches, transit shelters, transit rights-of-way, etc. within Project vault areas and any permits for subsurface Project vaults shall be subject to revocation. Placement of any improvements such as so described is entirely within the discretion of the City.

(20)

ENERGY

1. The Project Sponsor shall consider appropriate energy conservation measures in building design and operation prior to filing the site permit. The Project Sponsor shall submit to the Department a brief report containing the measures outlined in the following checklist including reasons for rejecting any of the measures not employed. Measures to be considered shall include:

   A. Passive solar energy design;

   B. Maximum uses of natural illumination (day lighting) through window design, atriums, skylights, etc.;

   C. Other lighting reducing strategies, including high efficiency outdoor lights, low energy ballasts, time switches on storerooms, occupancy sensors, etc.;

   D. Alternative energy systems for domestic hot water pre-heating;

   E. Multiple metering of structure (separate meter for each dwelling unit); and

   F. Alternatives to air conditioning, including natural ventilation.

PRESERVATION AND ARCHAEOLOGY

1. Given the possibility of encountering the remains of archaeological resources within the Project site, the Project Sponsor shall:

   A. Retain the services of an archaeologist who shall determine if s/he should instruct all excavation and foundation crews on the Project site of the potential for discovery of archaeological resources and the procedure to be followed if such resources are uncovered.

   B. The Project archaeologist shall supervise a program of on-site monitoring during site excavation. The archaeologist shall record observations in a permanent log.

   C. Should valuable archaeological resources be found following commencement of excavation activities, the archaeologist shall assess the significance of the find, and immediately report to the Environmental Review Officer (ERO) and the President of the Landmarks Preservation Advisory Board (LPAB). Upon receiving the advice of the consultants and the LPAB, the ERO shall determine specific mitigation measures to be followed. The monitoring program, whether or not there are finds of significance, shall result in a written report to be submitted first and directly to the ERO, with a copy to the Project Sponsor.

   D. Excavation or construction activities which might damage discovered cultural resources shall be suspended for a total maximum of four weeks over the course of construction to permit inspection, recommendation and retrieval if appropriate.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: 1990 E. M. T. Trust & Ovson Alan
Address: c/o Alan Ovson & Myron Smith
2819 Pine St.
San Francisco, CA 94115

PROPERTY ADDRESS 47 Page Street
BLOCK 0854 LOT 008
HEARING DATE January 22, 1992
APPEAL NUMBER 6431
INSPECTOR John Greene

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992 at 1:30 P.M., City Hall.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1992

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

1990 E.M.T. Trust&Ovson Alan
c/o Alan Ovson
2819 Pine St.
San Frnacisco, CA 94115

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [X] Other AAB Hearing

PROPERTY ADDRESS 47 Page Street

BLOCK 0854 LOT 008

APPEAL NO. 6431 S-NC-DEQ PPO

INSPECTOR Derrill Langer/John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant. ull

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(22)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

Alan Olson
Appellant

Appeal Number 6431

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 23, 19 91

(2) The affected premises are located at 47 Page St San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Order of Abatement under section 203-203R of the building Code - Parapet Order #

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

see attached

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:
2819 Pine St
SF, Ca. 94115
Telephone Number: 563-0292

Dated: 11/1, 19 91.

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 10/23/91
PROPERTY ADDRESS:
47 PAGE ST
BLOCK: 0854 LOT: 008
SEQ: 01 CASE: PPO

1990 E M T TRUST&OVSON ALAN
% ALAN OVSON
2819 PINE ST
SAN FRANCISCO CA

OWNER'S NAME:
1990 E M T TRUST

INSPECTOR: John Greene

94115 DISTRICT: 27A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 157827

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/23/91 in accordance with the DPW HEARING ORDER NO. 157177.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/19/91.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/23/91

Very Truly Yours,

Richard J. Evans
Director of Public Works

27A-P20-P20-007

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(24)

The optionee of this property, along with his architects and attorneys, has spent considerable time, money, and energy obtaining a Conditional Use Permit for this property from the city and county of San Francisco. The optionee plans to build an eight story mixed use development complete with over 100 residential units and parking on this lot and the adjacent lot. (Copies of the CUP and plans for the building are available upon request.)

The optionee is presently actively seeking financing for this project and after obtaining financing will demolish the buildings.

Currently the building is occupied by one tenant who uses 12.5% of the useable space. An engineer has assessed that the building has ties at the ceiling level which comply with the parapet ordinance.

Both the owner and the optionee wish to modify the order so that the already expensive costs of development won't be needlessly expanded by doing work on a building that will, within the near future, be demolished.

ROBERT S. GEFKEN
STRUCTURAL ENGINEER
116 NEW MONTGOMERY STREET
SAN FRANCISCO, CALIF. 94105
TELEPHONE (415) 243-0616

Mr. Alan Ovson
2819 Pine St.
San Francisco, Ca. 94115

January 13, 1992

Job No. 91133

Re: Parapet inspection of a type 3 building at 47 Page St.
File No. 3339

Dear Mr. Ovson:

On Tuesday, Sept. 24, 1991, I made an inspection of the parapets at the above referenced building for the purpose of determining if any strengthening of the parapets would be required. The conditions I found are as follows:

The building is a type 3 structure with a wood roof and brick walls. The front portion on Page St. is three stories while the rear part on Rose St. is two stories. The building to the east is about four stories high while the building on the west is one story in which the roof is approximately the same height as the two story portion.

All the walls are tied to the roof framing about 6'-0" on center; however, some of the brick walls will require bracing above the roof. The front of the building on Page St. and the rear of the building on Rose St. will require bracing as well as the west wall of the three story portion of the building.

When you are ready, we will make an analysis of the building and a drawing will be prepared indicating the bracing of the parapet.

If there are any questions, please call.

Sincerely yours,

Robert S. Gefken

1/14/92

Dear Maxima,

Please enclose this letter in appeal file # 6431 (47 Hoge St. BLK 0854 Lot 7)

thank you

ALAN CVSOL
2819 Pine St
SF Ca 94115
563-0292

RECEIVED
BUREAU OF BUILDING INSPECTION
JAN 15 1992
CODE ENFORCEMENT DIV.

SAN FRANCISCO

CITY PLANNING COMMISSION

MOTION NO. 12068

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING A PLANNED UNIT DEVELOPMENT OF AN EIGHTY FEET HIGH, EIGHT STORY MIXED-USE RETAIL, COMMERCIAL, OFFICE AND RESIDENTIAL BUILDING HAVING APPROXIMATELY 19,000 GROSS SQUARE FEET OF GROUND STORY RETAIL AND COMMERCIAL SPACE, APPROXIMATELY 24,900 GROSS SQUARE FEET OF SECOND STORY OFFICE SPACE, 128 DWELLING UNITS ON THE UPPER STORIES, AND A TWO LEVEL SUBTERRANEAN PARKING GARAGE WITH EXCEPTIONS FROM THE PLANNING CODE TO ALLOW GREATER BUILDING BULK, GREATER COMMERCIAL USE SIZE, NO REAR YARD, SCREENED USABLE OPEN SPACE, GREATER BAY WINDOW WIDTH, VALET PARKING WITHIN THE PARKING GARAGE, REDUCTION IN THE REQUIRED RESIDENTIAL OFF-STREET PARKING, AND A SUPPLEMENTAL NUMBER OF RESIDENTIAL UNITS ABOVE THAT NORMALLY PERMITTED ON A PARCEL HAVING 25,021 SQUARE FEET OF AREA IN AN NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND AN 80-A HEIGHT AND BULK DISTRICT.

Preamble

On October 4, and November 8, 1990, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on Conditional Use Application No. 88.811EC at which time the Commission reviewed and discussed the findings prepared for its review.

It was determined by the San Francisco Department of City Planning (hereinafter "Department"), in accordance with the provisions of the California Environmental Quality Act (hereinafter "CEQA"), the State Guidelines for the implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed project would not cause significant impacts such that an environmental impact report would be required, and in accordance with the above provisions, the Department adopted and issued a Final Negative Declaration on August 28, 1990 (Case No. 88.811EC). The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearings and has further reviewed and considered the case report, plans, models, studies, photographs and written materials pertaining to this proposed project and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

(28)

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. On November 6, 1989, Anfang Resources, Inc. (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 55 Page Street, Lots 7 & 8 in Assessor's Block 854 (hereinafter "Subject Property"), two adjoining lots having a combined parcel area of approximately 25,821 square feet to construct as a Planned Unit Development an eighty (80) feet high, eight story mixed-use building containing ground story retail and commercial space of approximately 19,075 square feet, 24,900 gross square feet of second story office space, 128 residential units on the third to the eighth stories, and with one level subterranean parking garage containing 72 independently accessible parking spaces in conformity with plans filed with the Application and labeled "Exhibit B" in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A height and bulk district.

2. As a result of the Commission's comments and direction at its October 4, 1990 meeting, the Applicant modified the design of the building facade along the Page Street side, the elevator/mechanical equipment penthouse and the trellis over the rooftop usable open space area which are included in plans labeled "Exhibit E" (hereinafter "Project") and dated November 6, 1990. The Project was reviewed by the Commission at its November 8, 1990 meeting, and the final design of the Project will be presented to the Commission as an informational item at a later regular Commission meeting date.

3. The Project footprint of 215 feet in length and diagonal dimension of 258 feet covers almost the entire site except for a 510 square feet main entry plaza on the Page Street frontage, in conformity with Exhibit E, and on the Gough Street frontage, two entryways to the ground floor retail/commercial spaces, a service entry and a utility entry, all in conformity with Exhibit E. The first two floors which contain the retail, commercial and office uses fill this building envelope. From the third story to the eighth story, the residential levels, the building is designed in a U-shape with the U-shaped recessed area facing south on the Rose Street facade. In addition, the seventh and eighth stories have numerous recesses and setbacks on all sides. An elevator/mechanical penthouse is on the eighth story rooftop in vertical alignment with the main entrance and extends twenty feet high from the rooftop.

4. No rear yard is provided on this site. This is consistent with adjacent and surrounding development in the neighborhood. Surrounding properties are entirely covered by commercial, retail and residential buildings.

5. Private and common usable open space of approximately 12,000 square feet is being provided which exceeds Code requirement. Most of the residential units (excepting 16 studio units) have private balconies, some of them screened with clear glass in order to provide open space that is quiet and wind free and thus usable. Common usable open space on the third story and on the eighth story rooftop totals approximately 4,000 square feet.

6. Since the latter part of August 1990, after distribution of public notice of the Application, Project representatives have worked with Department staff to revise the subterranean parking garage plan in order to meet the amount of residential parking spaces projected to be the parking demand in the traffic impact study of the Final Negative Declaration and to meet the Planning Code required amount of parking for the retail and commercial establishments, and offices of the Project by providing a workable valet parking operation.

   The revisions have produced an off-street parking plan to the satisfaction of Department staff. Transportation Conditions of Approval developed by Project representatives and Department staff address and stipulate independently accessible residential parking spaces and an operational valet parking plan.

7. With the revision of the off-street parking plan within the subterranean parking garage, the Project now includes a two level subterranean parking garage containing ninety-two (92) independently accessible parking spaces for the lifetime exclusive use by building residents and a valet parking operation for visitors, customers and users of the retail and commercial establishments and offices from Monday through Friday, 7:00 a.m., to 7:00 p.m. with the capacity to park up to eighty (80) automobiles within the second (lower) level of the garage in conformity with plans dated September 25, 1990 and labeled "Exhibit C" and "Exhibit D".

8. The two existing unreinforced masonry buildings on the Project site have been rated in the Unreinforced Masonry Buildings (UMB) historical architecture survey conducted by The Foundation for San Francisco's Architectural Heritage. The building located at 43-47 Page Street, designed by architect Frederick H. Meyer, has been given a B rating (Major Importance; eligible for the National Register, and of secondary priority for City Landmark status). A C rating (Contextual Importance) has been given to the other building at 53-65 Page Street. In the adopted 1976 Citywide Architectural Survey, the 43-47 Page Street building received a summary of "0" (on a scale of "0" to "5" with "5" being the highest).

   At its October 3, 1990 meeting, the Landmarks Preservation Advisory Board (LPAB) reviewed and commented on these two buildings. The LPAB, by a vote of 5-2, voted to recommend to the Commission the retention of the 43-47 Page Street building on Lot 8 of Assessor's Block 854 and that it would have to be integrated into the overall Project, and any new construction added above this building would have to be setback from the facade walls. The LPAB gave no recommendation on the 53-65 Page Street building.

9. However, since the unreinforced masonry building at 43-47 Page Street is a minor example and accessory building among the total inventory of existing Frederick H. Meyer designed buildings in the City which are well preserved and more worthy of preservation, the demolition of the building is found desirable in order to proceed with the Project.

(29)

10. The Project Sponsor has agreed to contribute $280,000 toward the development of an off-site affordable housing project (most likely the Salvation Army housing project at Valencia and McCoppin Streets) through the Mayor's Office of Housing. In the event that the Project residential units are sold as condominiums, the Project Sponsor has agreed to contribute an additional $72,000 for an off-site affordable housing project through the Mayor's Office of Housing.

11. Pursuant to the provisions of Code Section 303, the Commission may authorize a Conditional Use if the facts presented are sufficient to establish the following:

    A. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary and desirable for and compatible with the neighborhood and community.

    The development of 128 dwelling units, 19,075 square feet of retail and commercial uses, and 24,900 square feet of office space after demolition of two UMB rated buildings will enhance the character of the neighborhood, contribute to the City's stock of available housing, enhance the consumer and commercial services available in the area, resulting in a project that is necessary and desirable for and compatible with the neighborhood and community.

    B. That such use or feature as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity with respect to aspects including but not limited to the following:

    1. The nature of the proposed site including its size and shape, and the proposed size, shape, and arrangement of structures.

    The massing of the proposed building, its facade articulation and detailing, upper floor setbacks, height, and south-facing open space are compatible with surrounding development and will not be detrimental to surrounding properties.

    2. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.

    Access to the Project's garage and two truck loading spaces will be off of Page Street. According to the traffic impact study of the Negative Declaration, the Project will create no significant traffic impacts. Furthermore, as discussed previously and below, the Project's garage will accommodate the projected demand for residential and commercial off-street parking identified in the traffic impact study, provided a valet operation for the commercial uses is in effect during weekdays.

    3. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor.

    Construction Conditions of Approval will be followed during the demolition and construction periods to minimize noise, dust, and odor emissions. No such emissions and no glare are involved in the Project after completion of construction.

    4. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

    Project usable open space exceeds Code requirement and landscaping and screening will be provided so that such open space is quiet, wind free, and thus usable. Parking is provided underground in two levels with a ticket/card gate on the entrance side and the exit side and at night, a security gate. Service areas are within the building. Lighting will not be intrusive on neighboring properties. Signage will comply with Code provisions.

    C. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

    Other than the application for Planned Unit Development modifications as hereinafter described, the Project will comply with the requirements of the Code. The Project will be in conformity with the Master Plan for the reasons described in Findings 11.C.1 through 11.C.7.

    D. That such use or feature as proposed will provide a development that is in conformity with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District.

    NC-3 Districts are intended in most cases, to offer a wide variety of comparison and specialty goods and services to a wider trade area than the immediate neighborhood, and additionally provide convenience goods and services to the surrounding neighborhood. Housing development in new buildings is encouraged above the second story. The Project conforms to the NC-3 District stated purpose and will constitute a significant contribution to this District.

12. Under the provisions of Code Section 304, the Commission may authorize a Conditional Use for a Planned Unit Development in accordance with the provisions of Section 303 and the further requirements listed below. A Planned Unit Development shall meet the following objectives, criteria and limitations:

    A. The Project will be developed as an integrated unit and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood, and the City as a whole.

(30)

B. The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the properties included. It must be an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.

The Project is in one ownership, and is on a 25,821 square feet site, which is larger than 1/2 acre, exclusive of streets, alleys, and other public property that will remain undeveloped:

C. Affirmatively promote applicable objectives and policies of the Master Plan.

The Project meets this requirement, as set forth as follows:

1. Objective 1 of the Master Plan Resident Element sets forth policies which address the provision of new housing, especially permanently affordable housing, in appropriate locations. Under this objective, Policies 1-2, 1-3, and 1-4 encourage major new housing close to downtown in underused commercial and industrial areas; inclusion of housing, including permanently affordable housing, in commercial developments; infill housing on appropriate sites in established neighborhoods. The Project meets these objective and policies. It provides housing at moderate rent levels in a marginal commercial area consisting of a mixed neighborhood of residential, retail, commercial, office, warehouse and heavy commercial uses.

2. Objective 2 of the Residence Element sets forth policies to increase housing supply without overcrowding or adversely affecting the prevailing character of the existing neighborhood. Policies 2-2 and 2-3 call for allowing higher residential densities in areas adjacent to downtown and in neighborhood commercial districts where higher densities will not have harmful effects, and allowing flexibility in the number and size of units within permitted volumes of larger multiple unit structures.

The Project provides 128 housing units at the maximum allowable density without it being substantially equivalent to rezoning of property as determined by the Zoning Administrator. It is in a neighborhood commercial district located at the west edge of the C-3-G (Downtown General Commercial) District, and near the Civic Center Area and adjacent to a C-M (Heavy Commercial) District.

In addition, the Project Sponsor has agreed to contribute $280,000 to an off-site affordable housing development project in the Project vicinity. Should the Project residential units be sold as condominiums in the future, an additional contribution of $72,000 will be contributed to an off-site affordable housing project.

3. Policies 1 and 3 of Objective 6 of the Master Plan's Commerce and Industry Element promote ensuring and encouraging the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while preserving the mixed commercial-residential character of such districts, and encouraging their diversity.

The Project will fulfill these policies by providing space for a variety of neighborhood-serving retail uses on the building's ground floor in conjunction with residential uses on floors three through eight. The Project's design will add to the neighborhood's diversity.

4. Policy 1 of Objective 12 of the Master Plan's Transportation Element directs the regulation of off-street parking in new housing so as to guarantee needed spaces without requiring excess spaces.

The Project provides 92 independently accessible parking spaces for the exclusive lifetime use by Project residents, and a valet parking service which would accommodate up to 80 automobiles Monday through Friday 7:00 a.m. to 7:00 p.m. for visitors, customers and users of the retail and commercial establishments and offices. The traffic impact study of the Final Negative Declaration made a determination that Project residential parking demand is actually closer to 92 off-street spaces. With the valet parking operation, the Code required amount of parking spaces for the Project commercial, retail and office uses can be met, although these spaces are not independently accessible as required by Code.

5. Policies 1, 2, and 6 of Objective 3 of the Master Plan's Urban Design Element are designed to promote harmony in the visual relationships and transitions between new and older buildings, and to avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their importance or present an overwhelming or dominating appearance.

The Project is designed to further these policies. The building will be comparable to surrounding development in its height, building materials, and colors. The building's massing will enable it to blend well with neighboring development because it conforms to the typical pattern in the area of zero lot line development with little upper story bulk reduction and rectilinear building form. Moreover, any appearance of bulk will be substantially reduced by various means. First, the "U" shape of the structure divides the Rose Street facade into two wings separated by a recess 70 feet wide and 60 feet deep. Second, a deep setback, distinctive detailing, a vertical element (the elevator penthouse), and a distinctive main entrance at the center serve to divide the Page Street facade into two distinct masses as well. The Gough Street and east facades are only approximately 120 feet wide above 40 feet. Finally, the seventh and eighth floors are set back substantially so that the building becomes more slender as it meets the sky.

(31)

6. Policy 12 of Objective 4 of the Master Plan's Urban Design Element calls for the installation, promotion, and maintenance of landscaping in public and private areas. The Project incorporates extensive landscaping atop the commercial podium in the common open space, and street trees along the Page and Gough Street sidewalks.

7. Policy 5 of Objective 4 of the Master Plan's Recreation and Open Space Element promotes the inclusion in residential projects of private usable open space. The Project proposes that most of the dwelling units contain private open space in the form of a balcony, terrace or solarium. In addition, the Project contains over 4,000 square feet of common open space within the open end of the "U"-shaped building and on the roof terrace.

D. Provide off-street parking adequate for the occupancy proposed.

The Project meets this requirement, for the reasons set forth in Findings 5, 6, and 10.C.4.

E. Provide open space usable by occupants and, where appropriate, by the general public, at least equal to the open space required by this Code. The Project exceeds this requirement for usable open space for Project residents.

F. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of the Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of the Property.

The Project meets this requirement for the reasons described in Finding 12.A. below.

G. Under no circumstances be excepted from any height limit established by Article 2.5 of the Code, unless such exception is explicitly authorized by the terms of the Code.

The Project will comply with the 80 feet height limit of this NC-3 District.

H. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the District under Section 124 and Article 7 of the Code.

The gross floor area of the entire commercial space in the Project has a floor area ratio of 1.7:1, which is below the maximum 3.6:1 floor area ratio in the NC-3 District.

I. In NC Districts, not violate the use limitations by story set forth in Article 7 of the Code.

The Project will include retail and commercial uses on the first floor, office uses on the second floor and residential uses on upper floors. These uses comply with the use limitations by story set forth in Article 7 of the Code for projects in NC-3 Districts.

13. Under Code Section 304, a project meeting the foregoing requirements may merit a well reasoned modification of certain of the provisions contained elsewhere in the Code in the case of outstanding overall design complementary to the design and values of the surrounding area. The Project merits modifications to certain Code provisions and as hereinafter described, these modifications will contribute to the overall design and value of the Project:

A. The residential density of the Project is greater than that allowed in an NC-3 District. Under Section 304(d)(4) of the Code, however, residential density in a Planned Unit Development may be increased to up to one unit less than the density permitted in the next higher zoning district. On February 24, 1988, the Zoning Administrator determined that in this case, the next higher zoning district is C-3-G (Downtown Commercial General) District, in which the maximum residential density is one unit per 200 square feet of lot area. One less than the C-3-G density for this Project is 128 units [(25,821 square foot lot/200)-1].

One hundred twenty-eight (128) units of housing at this site is appropriate and would not adversely affect the neighborhood. The area is characterized by a mix of moderate density commercial, institutional and residential uses. Additional residential units are desirable to achieve more of a residential neighborhood quality for the area and to help support the neighborhood-serving retail uses beginning to develop in the neighborhood. As the Negative Declaration demonstrates, the proposed residential density will not adversely affect traffic or parking in the neighborhood.

B. The building bulk of 215 feet in length and 258 feet in diagonal dimension exceeds the maximum length of 110 feet and 125 feet in diagonal dimension. If the Project design were to conform with the bulk limit in this 80-A Height and Bulk district, the construction of two separate building cores would be required on this site.

In this instance, a better design will be achieved by the relaxation of the bulk limit. As stated in Finding 11.C.5., the rectilinear form of the building conforms with the typical pattern of development in the area, and the building's appearance of bulk will be reduced as described in that Finding.

C. Under Code Section 161(j), the parking requirement for dwellings in NC districts may be reduced provided that such a reduction is reasonably justified by the anticipated automobile usage by residents and visitors to the Project, and such reduction will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.

A reduction in the number of parking spaces required for the Project is reasonably justified based on the anticipated automobile usage by residents of and visitors to the Project, as demonstrated in the Negative Declaration. Such reduction, moreover, will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity

(32)

D. Code Section 712.21 requires Conditional Use for the development of commercial space larger than 5,999 square feet. The Project commercial, retail and office spaces totaling approximately 44,000 square feet provide the opportunity to establish a variety of neighborhood serving retail and commercial uses, and provide resident employment and business ownership opportunities.

E. No rear yard is provided in the Project. A rear yard is required by Code Section 134. However, Section 134(e) allows for a modification in the provision of a rear yard in NC districts if a comparable amount of usable open space is provided for residential uses on the site; the project will not impede access of light and air to and views from adjacent properties; and if the project will not adversely affect the interior block open space formed by rear yards of adjacent properties.

The Project is on a site which consists of two through lots from Page Street to Rose Street. Other properties on this block of Page Street are covered entirely by buildings such that there is no interior block open space. Rose Street has properties which have buildings that cover their entire lots also. In addition, adjacent and surrounding buildings are of comparable height with the Project.

Thus, the Project does not obstruct the continuation of the interior block open space, and impede access of light and air to and views from adjacent properties. Moreover, a combination of private and common usable open space is provided for the residential uses in the Project in excess of Code requirement.

F. In order to provide open space that is quiet and wind free and thus usable, some of the residential units with balconies facing Gough Street will have clear glass screening. This is a slight modification of the usable open space provisions.

G. Some of the bay windows of the residences are greater than the maximum permitted width of ten feet. These windows provide light to these dwelling units and add design variations to the building facade as well.

14. The Commission has considered the Project and finds that it is consistent with the requirements of the Code, Article 1, Section 101.1 in that:

A. The Project will enhance future opportunities for resident employment and ownership of neighborhood-serving retail uses by providing space for neighborhood-serving retail uses.

B. The Project does not propose to demolish any existing housing, and will conform to the character of the existing neighborhood.

C. The Project will not adversely affect any affordable housing because no existing housing will be displaced, unit rents or sale prices are expected to be moderate, and the Project Sponsor will make a contribution to an off-site affordable housing project to increase the number of affordable units in the City.

D. As established in the Negative Declaration, commuter traffic attributable to the Project will not impede MUNI transit service or overburden the City's streets or neighborhood parking.

E. The Project will have no adverse effect on the service and industrial sectors. It will provide neighborhood-serving commercial uses and general service uses as well as opportunities for resident business ownership and employment in the service sector.

F. The Project will increase the City's preparedness to protect against injury and loss of life in an earthquake by replacing unreinforced masonry buildings on the site.

G. The Project will replace two unreinforced masonry buildings which are not landmarks. (However, both are considered historic buildings; the 47 Page Street building is rated in the 1976 Citywide Architectural Survey, is rated "B" by The Foundation for San Francisco's Architectural Heritage, and rated by Department staff as eligible for the National Register in the recently completed Unreinforced Masonry Buildings (UMB) architectural survey; and the 53 Page Street building is rated "C" by the Foundation for San Francisco's Architectural Heritage, and rated by Department staff in the UMB survey.)

Demolition of both buildings is justified in order to provide a site for a major new housing project. Other more significant and worthy Frederick H. Meyer designed buildings are already protected and designated for preservation.

H. The Project will not adversely affect any park or open space or their access to sunlight and vistas.

15. The Commission, after carefully balancing the competing public and private interests, hereby finds that approval of the Conditional Use promotes the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application No. 88.811EC.

IMN:glp/pg/137

(33)

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of November 8, 1990.

Linda Avery
Secretary

AYES: Commissioners Bierman, Engmann, Hu, Karasick, Morales and Sewell

NOES: None

ABSENT: Commissioner Boldridge

ADOPTED: November 8, 1990

IMH:pg/137

EXHIBIT A

CONDITIONS OF APPROVAL

Wherever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

I. GENERAL CONDITIONS

A. Construction

1) If pile driving is required, the Project Sponsor shall pre-auger holes for piles unless the Project Sponsor can establish, to the satisfaction of the Bureau of Building Inspection (BBI), that such a procedure is unnecessary or undesirable.

2) A detailed foundation and structural design study shall be submitted by the Project Sponsor to the Bureau of Building Inspection for its approval prior to the issuance of a building permit.

3) The Project Sponsor shall maintain pedestrian walkways along public rights of way adjacent to the Project during construction in consultation with appropriate City agencies including the Department.

4) In advance of the start of project construction, the Project Sponsor shall develop a construction management plan subject to approval by the Department of City Planning, Department of Parking and Traffic, and the Municipal Railway. The construction management plan shall be designed to minimize impacts to adjacent residents and businesses, disruptions to the traffic on Gough Street, and delays to Muni buses on Page Street. In the event that construction activities on Page Street would require temporary relocation of trolley coach overhead wires and/or other changes to normal Muni operations, this expense shall be the financial responsibility of the Project Sponsor.

5) Rose Street shall be maintained as a public right-of-way and not be used as a primary staging area for construction.

6) The Project Sponsor shall require the contractor to sprinkle demolition sites with water continuously during demolition activity; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other such material; cover trucks hauling debris, soil, sand and other such material; and sweep streets surrounding demolition and construction sites at least once per day to reduce particulate emmissions.

(34)

7) The Project Sponsor shall require the project contractor to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants by such means as prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs (to reduce emissions) for equipment that would be in frequent use for much of the construction period.

B. Additional Office Construction

1) The Project Sponsor or its successors in interest shall certify annually on the date of the first Certificate of Occupancy the amount of office space contained in the Project for ten years from the first Certificate of Occupancy.

2) Should the Project Sponsor or its successors in interest add additional office space to the complex such that the total office square footage of the Project and the addition exceeds 25,000 square feet within ten years from the date of the first Certificate of Occupancy, the Project Sponsor or its successors in interest shall comply with all applicable provisions of the Code related to office projects with area in excess of 25,000 square feet.

3) Should the Project Sponsor or its successors in interest add additional office space to the complex such that the total office square footage of the Project and the addition exceeds 25,000 square feet within ten years from the date of the first Certificate of Occupancy, the amount of space shall be subtracted from the Smaller Building allocation.

C. Hazards

1. An evacuation and emergency response plan shall be developed by the Project Sponsor in consultation with the Mayor's Office of Emergency Services to ensure coordination between the City's emergency planning activities and the Project's plan and to provide for building occupants in the event of an emergency. This plan shall be reviewed by the Office of Emergency Services and implemented by building management before issuance of the Final Certificate of Occupancy.

LAND USE AND DENSITY

1. This authorization is for the construction, after demolition of two unreinforced masonry buildings, of a Planned Unit Development of a maximum eighty feet high mixed-use building with up to 19,075 gross square feet of retail and commercial space on the ground story, a maximum 24,900 gross square feet of office space on the second story and up to 128 residential units on the third through eighth stories, and a minimum of 92 independently accessible off-street parking spaces for the exclusive use of residents of the building in the subterranean parking garage as set forth in Conditions 1 and 3 of the Transportation Conditions of Approval of this Exhibit A, and in conformity with plans labeled Exhibit E, Exhibit C and Exhibit D and dated November 6, 1990 and as reviewed and approved by the Commission on November 8, 1990.

2. Final detailed building plans shall be reviewed and approved by Department staff prior to issuance of a building permit. Detailed building plans shall include a final site plan, residential units' plans, commercial, retail and office plans, parking garage plan, elevations, sections, usable open space plan, choice of finish materials, and details of construction, and include street trees except on Rose Street.

DESIGN

1. Final plans for this Planned Unit Development shall be in conformity with plans submitted as part of the Application known as Exhibit E, and approved by the Commission on November 8, 1990.

2. Mechanical equipment and appurtenances shall be enclosed in such a manner that: (a) the enclosure is designed as a logical extension of the building form and an integral part of overall building design, and (b) its cladding and detailing is comparable in quality to the rest of the building.

3. Only clear vision glass shall be used.

4. Final architectural and decorative detailing, materials, glazing, color and texture of exterior finishes shall be submitted for review and approval by the Department.

5. The Project design shall be brought back to the Planning Commission as an information item prior to the release of building permits.

LANDSCAPING AND OPEN SPACE

1. A landscape plan prepared by a licensed landscape architect shall be submitted for review and approval by the Department prior to application for a building permit.

2. Common usable open space areas shall be retained for the use of residents for the lifetime of the Project.

3. In fulfillment of the requirements of Code Section 143, a minimum of one street tree shall be provided for each 20 feet of street frontage on the Page Street and Gough Street frontages of the Project.

HOUSING

1. The Project shall not be marketed or leased for time share, executive suites or short term transient use. No residential units shall be used as a hotel, as defined in Section 203.8 of the San Francisco Housing Code.

2. Covenants, conditions and restrictions shall be imposed upon Project residential units to restrict use to occupancy for permanent (non-transient) residents and to preclude time share ownership or occupancy.

(35)

AFFORDABLE HOUSING

1. If as proposed in the Application before the City Planning Commission at its October 4, and November 8, 1990 meetings, the Project's residential units are to be rental units, then the Project Sponsor shall contribute Two Hundred and Eighty Thousand Dollars ($280,000) for the development of new affordable housing units in the vicinity of the Project. Funds shall be contributed to the Mayor's Office of Housing prior to the release of a Temporary Certificate of Occupancy. The manner in which the contribution shall be made shall be approved by the Director of City Planning in consultation with the Mayor's Office of Housing.

2. In the event that the Project's residential units are sold as condominiums, the Project Sponsor shall contribute an additional Seventy-Two Thousand Dollars ($72,000) to the Mayor's Office of Housing for a total contribution of Three Hundred and Fifty-Two Thousand Dollars ($352,000). This additional contribution shall be payable in one-third increments ($24,000 each) upon the closing of 25 percent, 50 percent and 75 percent of the Project's residential units. The manner in which said contribution shall be made shall be approved by the Director of City Planning in consultation with the Mayor's Office of Housing.

3. Upon the request of the Mayor's Office of Housing, the Project Sponsor shall share its marketing study for the Project with the sponsor of the proposed Housing Development and Neighborhood Conservation Program (HDNCP) project at Valencia and McCoppin Streets prior to the release of a Temporary Certificate of Occupancy for the Project. Compliance with this condition shall be determined by the Director of Planning in consultation with the Mayor's Office of Housing.

NOISE REDUCTION IN RESIDENTIAL UNITS

1. The residential units are subject to Title 25 of the California Administrative Code which provides standards for maximum interior noise levels in residential units located in areas with an ambient noise level of 60dBA or more. The Project Sponsor shall provide to the City an acoustical analysis by a competent acoustical engineer showing how the State required interior noise level standard of Ldn of 45dBA will be met through noise insulation features to be included in the Project.

WIND

1. Pursuant to Code Section 249.1(b)(3), the Project shall be designed to include wind walls, deflectors, baffles, trellises or other features or devices, if necessary, to reduce wind speeds on the proposed open space within the Project to seven mph in public seating areas and eleven mph in pedestrian areas. The open space should be enclosed, if necessary, if the standard cannot be met as an outdoor space. The final wind reduction measures are subject to Department approval.

TRANSPORTATION

1. A minimum of 92 parking spaces shall be designated and provided for lifetime exclusive use by Project residents based on resident parking demand as estimated in the "Traffic Impact Study." The upper level of the parking garage shall be designated for exclusive use by Project residents as well as a portion of the lower parking level as shown in attached Exhibits C and D. Designated residential parking spaces would remain independently accessible at all times. Two years after issuance of the first Certificate of Occupancy for the Project, and every two years thereafter, the Project Sponsor shall survey the Project residents to determine the actual number of vehicles owned by such residents and, if necessary, shall increase the number of parking spaces designed and provided for exclusive use of Project residents to correspond to the actual vehicle ownership of Project residents (up to a maximum of 128 spaces). The Project Sponsor shall provide the results of its survey to the Department of City Planning. Should the City establish a procedure for collecting fees for the monitoring of conditions of approval, the Project Sponsor agrees to comply with such a procedure and pay a reasonable monitoring fee.

2. A valet parking operation shall be employed from 7:00 a.m. to 7:00 p.m. Monday through Friday (except holidays) to provide the capacity to park up to 80 vehicles in the lower level commercial portion of the garage as shown in attached Exhibit D. In the event that parking demand by residents of the Project exceeds the designated supply of 92 residential spaces, the available supply for the commercial portion of the garage shall be reduced to fully accommodate actual residential parking demand with independently accessible spaces at all times as warranted.

3. Residents in each unit of the Project shall have a right for the life of the Project of first offer on reasonable terms as specified in Conditions 4, 5 and 6 inclusive to lease parking in the Project garage. If the residents of the Project elect not to lease all 92 of the designated residential parking spaces, the Project owner or designated agent shall have the right to lease such parking spaces to other residents of the neighborhood on no longer than month-to-month leases as specified in Condition 4, terminable upon receipt by the Project owner or designated agent of written notice from a resident that said resident desires to lease a parking space and there are no vacant available spaces. Upon receipt of such written notice, should a parking space not be available, then the Project owner/agent shall terminate a non-resident lease and lease the parking space to the resident at a cost that is no greater than that paid by other residents.

4. The order of precedence for the availability of Project parking shall be as follows:

   A. Project residents;

   B. customers of Project commercial tenants;

   C. commercial tenants of the Project;

   D. persons residing within six blocks of the Project;

   E. no other parking leases shall be permitted.

(36)

5. The parking rate structure shall be as follows:

   A. Monthly leases shall be restricted to Project residents, commercial tenants of the Project, and neighborhood residents who reside within six blocks of the Project.

   B. The monthly parking rate for Project residents shall be not more than 75 percent of the monthly rate for non-residents of the Project.

   C. With the exceptions specified in Conditions 5.A. and 5.B., all other parking rates shall be assessed in terms of increments of one hour or less, and the total charge for four hours of parking shall be no more than four times the charge for the first hour.

   D. With the exceptions specified in Conditions 5.A. and 5.B., the total daily maximum charge for all other parking shall be no less than six times the charge for the first hour of use, and the daily maximum charge shall not be reached until at least six full hours of parking duration.

   E. No "Early Bird" or other special rates inconsistent with the provisions of Conditions 4 and 5 inclusive shall be permitted.

6. In the event that any residential unit of the Project is sold or tenancy changes, then for the life of the Project, the right to lease at least one parking space within the Project must be sold or continue to remain available with each so affected residential unit.

7. Parking control equipment as indicated in attached Exhibit C shall be provided at the street level and operated in a manner to ensure adequate off-street space for vehicle queues and manuevering, adequate security for the vehicles of Project residents, and full compliance with Project approval conditions.

8. The Project Sponsor shall provide a minimum of 8 secure spaces for bicycles or mopeds and a minimum of 6 secure handicapped spaces.

9. Under no circumstances shall subsurface sidewalk vaults be permitted for parking uses. While subsurface sidewalk vaults are discouraged in all instances, should there be demonstrated need for non-parking purposes, the Project Sponsor shall design subsurface vaults to allow for possible future widening of adjacent streets, and vault design shall be of sufficient strength to carry maximum vehicular and live loads. Provision in the vault area for the placement of street trees shall also be made, subject to approval of the Zoning Administrator. In addition, should vaults exist or be installed as part of the Project, the Project Sponsor shall accommodate and pay for the installation of all sub-surface footings, supports and foundations as may be required for future public improvements such as street lights, street trees, trolley wire poles, signs, benches, transit shelters, transit rights-of-way, etc. within Project vault areas and any permits for subsurface Project vaults shall be subject to revocation. Placement of any improvements such as so described is entirely within the discretion of the City.

ENERGY

1. The Project Sponsor shall consider appropriate energy conservation measures in building design and operation prior to filing the site permit. The Project Sponsor shall submit to the Department a brief report containing the measures outlined in the following checklist including reasons for rejecting any of the measures not employed. Measures to be considered shall include:

   A. Passive solar energy design;

   B. Maximum uses of natural illumination (day lighting) through window design, atriums, skylights, etc.;

   C. Other lighting reducing strategies, including high efficiency outdoor lights, low energy ballasts, time switches on storerooms, occupancy sensors, etc.;

   D. Alternative energy systems for domestic hot water pre-heating;

   E. Multiple metering of structure (separate meter for each dwelling unit); and

   F. Alternatives to air conditioning, including natural ventilation.

PRESERVATION AND ARCHAEOLOGY

1. Given the possibility of encountering the remains of archaeological resources within the Project site, the Project Sponsor shall:

   A. Retain the services of an archaeologist who shall determine if s/he should instruct all excavation and foundation crews on the Project site of the potential for discovery of archaeological resources and the procedure to be followed if such resources are uncovered.

   B. The Project archaeologist shall supervise a program of on-site monitoring during site excavation. The archaeologist shall record observations in a permanent log.

   C. Should valuable archaeological resources be found following commencement of excavation activities, the archaeologist shall assess the significance of the find, and immediately report to the Environmental Review Officer (ERO) and the President of the Landmarks Preservation Advisory Board (LPAB). Upon receiving the advice of the consultants and the LPAB, the ERO shall determine specific mitigation measures to be followed. The monitoring program, whether or not there are finds of significance, shall result in a written report to be submitted first and directly to the ERO, with a copy to the Project Sponsor.

   D. Excavation or construction activities which might damage discovered cultural resources shall be suspended for a total maximum of four weeks over the course of construction to permit inspection, recommendation and retrieval if appropriate.

(37)

E. If cultural resources of potential significance are discovered, an appropriate security program shall be implemented to prevent looting or destruction. Any discovered cultural resources assessed as significant for their potential educational value by the ERO and the President of the LPAB shall be required to be placed in an appropriate repository.

F. Copies of the draft reports prepared according to these mitigation measures shall be sent first and directly to the ERO and to the President of LPAB. A final report is to be sent to the California Archaeological Site Survey Office at Sonoma State University. The Office of Environmental Review shall receive three final copies of the final archaeological report.

SOILS

1. A soils report shall be prepared by a California licensed engineer and the developer shall follow the recommendations of this report.

2. The Project Sponsor shall obtain the services of an appropriate consultant to test the Project site for potential soils contamination. If test results disclose the presence of contaminants, the consultant shall submit a remediation plan and the consultant shall certify that the remediation plan has been prepared according to applicable Federal and State standards prior to issuance of building permits for the Project. In addition, groundwater shall be monitored and cleared up if necessary, all pursuant to the remediation plan. The remediation activities shall be monitored by a licensed professional engineer who shall certify that the remediation satisfied the standards established by the Regional Water Quality Control Board.

3. If dewatering is found necessary by the Department of Public Works to reduce the amount of settlement entering the storm sewer lines, any groundwater pumped from the site shall be retained in holding tanks to allow the suspended particles to settle.

RETAIL/COMMERCIAL USES

1. Proposals for Large Fast Food Restaurants as defined in Section 790.90 of the Code shall be required to apply for Conditional Use authorization from the Commission as set forth in Code Sections 712.43 and 303. Other commercial and retail uses shall comply with Section 712 of the Code.

PERFORMANCE

1. The Applicant shall transmit a copy of this Motion to the Office of the Recorder for the City and County of San Francisco for recordation as part of the property records. This action shall be taken prior to any approval of a Building Permit Application by the Department.

2. The Applicant shall secure a valid building permit for the project within three years of this approval. The time for receiving a building permit may be extended an additional two years by the Zoning Administrator should delays in issuing a permit be caused by a government agency or legal action.

(38)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Helen Ferrari Rev. Interv TR
Address c/o Frank E. Clohan
550 Hamilton Ave., #220
Palo Alto, CA 94301

PROPERTY ADDRESS 501-513 Broadway
BLOCK 0162 LOT 001
HEARING DATE January 22, 1992
APPEAL NUMBER 6432
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992 t 1:30 P.M., City Hall.

cc: Mr. John G. Lyons
220 Bush Street, Suite 1418
San Francisco, CA 94104

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1992

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Helen Ferrari Rev. Interv TR
c/o Frank E Clohan
550 Hamilton Av., #220
Palo Alto, CA 94301

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [x] Other AAB

PROPERTY ADDRESS 501-513 Broadway
BLOCK 0162 LOT 001
APPEAL NO. 6432 S-NC-DEQ BC1
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 16, 1991, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

up

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

MADLYN RISSETTO
HELEN FERRARI
Appellant

Appeal Number 6432

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on September 11, 19 91

(2) The affected premises are located at 501-513 Broadway San Francisco. They contain 5 dwelling units and 23 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(See Statement Attached)

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(See Statement Attached)

Receipt # 75146

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 15 1991
CODE ENFORCEMENT DIV.

(Attach an additional sheet if necessary)

(5) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above agent.

(See Statement Attached)

(6) The official address of the undersigned is:
220 Bush Street, Suite 1418
San Francisco, CA 94104
Telephone Number: (415) 392-1423

Dated: October 16, 19 91.

Madlyn Rissetto

Signature of Appellant John G. Lyons
By: John G. Lyons, her attorney at law

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

41

City and County of San Francisco

SAN FRANCISCO,CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E989170
SFCC-PUBLIC WORKS
Tuesday, September 24, 1991 12:39:10PM
TOTAL ->
REEL F467 IMAGE 0394

CODE ENFORCEMENT DIVISION

DATE: 09/20/91
PROPERTY ADDRESS:
501-513 BROADWAY
BLOCK: 0162 LOT: 001
SEQ: 01 CASE: BC1

HELEN FERRARI REV INTERV TR
% FRANK E CLOHAN
550 HAMILTON AV #220
PALO ALTO CA
94301

OWNER'S NAME:
RISSETTO MADLYN 3/4

INSPECTOR: Ed Fang

DISTRICT: 15A CT: 106

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 157634

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/11/91 in accordance with the DPW HEARING ORDER NO. 157562.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 10/08/91.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/11/91

Very Truly Yours,

Richard J. Evans
Director of Public Works

15A-P20-P20-003

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(42)

STATEMENT IN ANSWER TO CLAUSE (3)
THE NATURE OF THE ACTION APPEALED FROM, TOGETHER WITH MATERIAL FACTS RELATING THERETO

On September 20, 1991, the Director of Public Works issued his Order of Abatement Under Section 203-203R of the Building Code (Order No. 157634).

The Order directs that the building in question be brought into conformance with the San Francisco Building Code, as specified in the Order. A list of violations of the Code is contained in a Special Parapet Report of Condition dated June 5, 1991 prepared by the Bureau of Building Inspection. Violations are numbered 1 through 13.

STATEMENT IN ANSWER TO CLAUSE (4)
THE RELIEF NEEDED AND REASONS
WHY OWNERS CLAIM THE APPEALED ACTION
SHOULD BE MODIFIED OR REVERSED BY THE ABATEMENT
APPEALS BOARD

Owners request that the Abatement Appeals Board modify the Order of the Director and provide that work on repair of violations commence within sixty days and be completed within eighteen months.

Owners request that the Abatement Appeals Board make the finding that the existing violations do not result in any condition constituting an imminent and substantial hazard to the life, health, or safety of any occupant of the building or other person. In support of this request, the owners state:

First: The parapet work required by the Director's order to be performed has been completed.

Secondly: The building is unoccupied.

Because the parapet work has been completed, the building does not present any substantial hazard to the life, health, or safety of any person.

Thirdly: The owners are making strenuous efforts to obtain a long-term ground lease to a developer who will be qualified and able to improve the building and bring the building into compliance with the San Francisco Building Code.

STATEMENT IN ANSWER TO CLAUSE (4)
(Cont'd)

Fourth: The owners have not received any rent from the building for several years and do not have available the capital needed to make the repairs and improvements required by the Director's order.

STATEMENT IN ANSWER TO CLAUSE (5)

This appeal is being filed with the concurrence of Andrew L. Fagan, Bryant, Clohan, Ott & Baruh, 550 Hamilton Avenue, Suite 220, Palo Alto, California 94301, attorneys for Helen Ferrari, one-fourth owner of the property.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Julia A. Bonilla
Address 1832 - 9th Avenue
San Francisco, CA 94122

PROPERTY ADDRESS 1823-1825 9th Avenue
BLOCK 2046 LOT 003
HEARING DATE January 22, 1992
APPEAL NUMBER 6434
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992 at 1:30 P.M., City Hall.

cc: Eugene Gardner
1823 9th Avenue
San Francisco, CA 94122

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1992

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Bonilla, Julia A.
1832 - 9th Avenue
San Francisco, CA 94122

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [X] Other AAB Hearing

PROPERTY ADDRESS 1823-1825 9th Avenue
BLOCK 2046 LOT 003
APPEAL NO. 6434 S-NC-DEQ BWO
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

ml

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(48)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

Julie B. Gardner
Appellant

Appeal Number 6434

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 6, 1991

(2) The affected premises are located at 1823 9th Avenue San Francisco. They contain 2 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I need more time to complete the addition. Unfortunatly at this moment I have another addition I am trying to complete at 118 Taraval Street. I also have another house that was completely vandalised and needs to be repaired. Both of these property need to be completed or repaired in order for me to attain the funds needed to complete the addition at 1823 9th Avenue. Furthermore, I was not able to represent myself at the Director's Hearing, November 6, 1991.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board) I ask the Director to grant me 210 days to complete the project.120 days to complete the addition at 118 Taraval St. and repair tha vandalised property and 90 days to start and complete the addition to 1823 9th Avenue. I have quite a lot of responsabilities and unfortunatly I accidently wrote in my agenda that the Director's Hearing was scheduled for November 10 at 6p.m. instead of November 6 at 10a.m. That is why I was unable to present my case at the hearing. Things like this sometimes happen.
(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
1823 9th Avenue, San Francisco, CA 94122

Telephone Number: 415-759-6005

(49)

Dated: December 11, 1991.

Signature of Appellant [illegible]
agent

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

City and County of San Francisco **Department of Public Works**

Office of the Director

RECEIVED DEC 2 1991

ADDRESS: 1823-1825 - 9th AVENUE

BLOCK: 2046 LOT: 03 INSPECTOR:
SEQ: 01 CASE: BWO

BONILLA, JULIA A.
1832 - 9th AVENUE
SAN FRANCISCO, CA 94122

OWNER'S NAME:
BONILLA, JULIA S.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 157,940

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 6, 1991 IN ACCORDANCE WITH DPW HEARING ORDER NO. 157,683. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THAT WITHIN 30 DAYS OF THE DATE OF THIS ORDER, THE OWNER OR HIS REPRESENTATIVE SHALL HAVE ISSUED TO HIM A PERMIT AND COMPLETE THE WORK NECESSARY TO BRING SAID BUILDING INTO CONFORMANCE WITH THE SAN FRANCISCO BUILDING CODE.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 3, 1991.

Richard J. Evans
RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
PCD (5)

APPROVED: NOVEMBER 6, 1991

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Gridley Arnold S & Elsie N
2830 Gear Bl.
San Francisco, CA 94118

Date: March 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 140 Cook Street

BLOCK 1089 LOT 023

APPEAL NO. 3271 S-NC-DEQ DC

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on January 8, 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(51)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Arnold Gridley
Appellant

Appeal Number 3271

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 140 Cook St San Francisco. They contain 6 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
Inspector requested we repair Roof. Same was done. Does not leak.
Permit for new roof issued Jan 7, 92.
Will finish everything in 2 weeks

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
_____
_____
Telephone Number: _____

Dated: Jan 8, 19 92.

Signature of Appellant Arnold S. Gridley

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Fauss Artie M
115 Magnolia Av
Modesto, CA 95354

Date: March 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 362 NOE STREET
BLOCK 3563 LOT 008
APPEAL NO. 3272 S-NC-DEQ DC
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan 13, 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original of Notice of Hearing is sent to appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(53)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Artie M. Fauss
Appellant

Appeal Number ~~91-0257~~ Non-compliance # 3272

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 362 DOE ST. SAN FRANCISCO San Francisco. They contain 8 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Please refer to the original notice, a copy of which is attached.

Item 1. Inside apt. 8: tenant is uncommunicative and hostile and refused my request for appointment Jan. 9 to complete repairs he complained about. (He previously deducted funds from his rent to pay for supplies for window repairs. I am unable to determine what has been done and what hasn't.)

2. One heating unit heats the apartment to what I have determined to be a satisfactory temperature. I am requesting inspectors

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board) (SEE attached I

1. I request an extension of time either to get keys for the new lock the tenant changed on the unit, along with his permission to enter with the repair person and/or enough time for a court order to be processed to gain entrance and make the remaining window repair.

Since most of the repairs were completed already and although now I am experiencing difficulty with the tenant, I expect to have his window fixed by Jan. 15, if he will let me in.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(5) The official address of the undersigned is:
115 MAGNOLIA AVE.
MODESTO, CA.
Telephone Number: (209) 576-7311

Dated: Jan. 5, 1992.

Signature of Appellant Artie M. Fauss

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

Date & time

34

FAX 554-8741
"MAXIMA" - Extended time

(Cont'd from Question 2, Item 2 of form)

from City to confirm that temperature is more than adequate. The unit was repaired as to its code non-conformity early last year. The flue was changed by a certified heating repairman when it was determined to have been installed incorrectly by a previous owner. That problem was resolved.

3. Doorbell is repaired according to tenant in #4.

4. Mailbox lock repaired.

5. Passageway door replaced by wrought-iron gate with self-closing device and lock. In addition, a wrought-iron safety security window was installed on passageway windows to Apt. 7 and Apt. 8 as per request of those tenants. Work was done by a professional company according to code.

6. Handrail & stairs secured.

7. Top loose plywood landing in process of being replaced after an unsuccessful temporary repair made earlier.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

RM. 302, 450 McALLISTER
SAN FRANCISCO, CALIFORNIA 94102-4583

PAT SERANO
(415)
558-6213
SEE NEW LETTER

NOTICE

ARTIE M EVUS

DATE 5-6-91

115 MAGNOLIA AV

LOCATION 3562 MOE ST

MODESTO CA 95354

3562/8

The above premises owned, controlled or occupied by you are in violation of the law, and you are hereby ordered to comply with the following requirements;

IN APT # 8

1. REPAIR / REPLACE DEFECTIVE WINDOW CORD SASH IN KITCHEN & BATHROOM WINDOWS. - SEC 402 - 403
2. INVESTIGATE & REPAIR HEATING SYSTEM (BEDROOM NOT GETTING HEAT). SEC 707
3. REPAIR DEFECTIVE DOOR BELL IN UNIT # 4. SEC 402
4. REPAIR DEFECTIVE LOCK FOR MAIL BOX OF UNIT # 8. SEC 402
5. PROVIDE SELF-CLOSER FOR PASSAGEWAY DOOR. SEC 705
6. REPAIR DEFECTIVE / UNSTABLE FRONT STAIRS ~~DOWN~~ HANDRAIL (NORTHSIDE). SEC 402
7. REPAIR / REPLACE FRONT STAIRS TOP LOOSE PLAYWOOD LANDING. SEC 402 - 403 - 412

The above orders must be complied with within 30 days

OFFICE HOURS: 8 to 9 AM : 4 to 5 PM

PAT SERANO
Housing Inspector

PHONE 558- 6213

HID-00
3003-11-05

56

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Larson Kenneth W.
4431 California Street
San Francisco, CA 94118

Date: March 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2620 Laguna Street
BLOCK 0567 LOT 018
APPEAL NO. 3273 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 29, 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

LARSON KENNETH W.
Appellant

Appeal Number ~~91-0215~~ 3273

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2620 LAGUNA STREET San Francisco. They contain 12 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

~~To~~ APPELLANT WAITING for Permit to be issued by BBI.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

APPELLANT TRY TO Comply with Noncompliance order 91-0215-
APPELLANT HAS NOT Received permit for Compliance

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
3650 18 Street SAN FRANCISCO, CALIF. 94110
WALTER WONG
Telephone Number: 863-3888

Date submitted 1/2/92 (held per request for review of file) 1/29/92

Dated: Jan 2, 1992.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Thompson Allan S & Lorraine
P. O. Box 410872
San Francisco, CA 94141

Date: March 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1401-1407 Mariposa St.

BLOCK 4004 LOT 001

APPEAL NO. 3274 S-NC-DEQ DC

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 6, 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
tement Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

THOMPSON, ALLAN W. & LORRAINE
Appellant

Appeal Number 3274

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1401-1407 MARIPOSA STREET San Francisco. They contain (5) FIVE dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Appealing the referral of this property to the STATE OF CALIFORNIA, FRANCHISE TAX BOARD & the denial of the legalization of the fifth unit.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

More time is needed due the fact that we were not properly notified. We wish to prove that this unit was in existance from at least 1917. Attached are documents to prove this contention.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
P.O. BOX 410872 S.F. CA 94141

Telephone Number: (415) 824-0708

Dated: FEBRUARY 6, 1992.

Signature of Appellant Allan Thompson Lorraine Thompson

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

Request of Water Department Service Record

(a) Inspector Kimbell 1401 — 7

Address (all numbers)	1401 Mariposa
Name and mailing address of person paying bill	Allan Thompson 407 Connecticut St 94107
Date of original service	1905
Original use	4
Number of families	4
Number of stories	2
Other use	
Change in use after original service	1917 Looks Like 5 families

Researched by RM Date 11-7-83

Residential
Environment Inspector
Div. of Apt. & Hotel Insp.
Dept. of Public Works

phone # please

558 - 3851

824 - 4411

Employed by BBI
C&C of S.F.

1978

362

RECEIVED
DEC 11 1989
CITY & COUNTY OF S.F.
PLANNING

DECLARATION AS TO EXISTENCE OF DWELLING UNITS

I do hereby declare:

1. That my name is John Lopipero and that I reside at 426 Connecticut Street.

2. That I am not related to any present or former owner of the property at issue herein and that I have never had any right, title or interest of any kind in that certain property, which is located in the City and County of San Francisco, State of California, and which is commonly known and identified as 1401-1407 Mariposa and Buildings at Rear.

3. That during the entire period of time from 1930 through Present I was a (tenant) (neighbor) (other:_____) of the subject property, and resided at 426 Connecticut Street, and that during that period of time I became familiar with the building identified in paragraph (2) above, from my personal knowledge I am aware that said building contained FIVE (5) separate dwelling units, each with its own kitchen, on TWO (2) floors; and that such number

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21.C

(62)

of dwelling units on said number of floors existed continuously since (month) _____ (year) 1930.

4. I further declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 11-6-89 John Lopiparo

On Nov 6, 1989, before me, Lynn R Czinck, a Notary Public in and for the County of San Francisco State of California, John Lopiparo personallly appeared and is known to me to be the person whose name is subscribed to the within Declaration, and acknowledged to me that (he) (she) executed the same.

State of California)
County of San Francisco) ss.
)
)

Lynn R Czinck
Notary Public

366

(63)

DECLARATION AS TO EXISTENCE OF DWELLING UNITS

I do hereby declare:

1. That my name is Raymond Cicerone and that I reside at 363 San Benito Way S.F. (My office is at 1542-20th St. S.F. 94107.

2. That I am not related to any present or former owner of the property at issue herein and that I have never had any right, title or interest of any kind in that certain property, which is located in the City and County of San Francisco, State of California, and which is commonly known and identified as 1401 - 7 Mariposa Street and Buildings at Rear.

3. That during the entire period of time from 1953 through 1989 I was a (~~tenant~~) (~~neighbor~~) (other: Realtor) of the subject property, and resided at My office Ray Cicerone Realty 1542 - 20th St. S.F. 94107, and that during that period of time I became familiar with the building identified in paragraph (2) above, from my personal knowledge I am aware that said building contained FIVE (5) separate dwelling units, each with its own kitchen, on TWO (2) floors; and that such number of

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NOTE: I AM RAYMOND S. CICERONE, OWNER OF RAY CICERONE REALTY. LOCATED AT 1542-20th STREET, SAN FRANCISCO, CALIF. MY OFFICE IS LOCATED THREE BLOCKS FROM 1401-7 MARIPOSA STREET, SAN FRANCISCO.

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367

(64)

dwelling units on said number of floors existed continuously from (month) JAN (year) 1953 to (month) ? (year) _____, at which time the building was listed for sale.

My Knowledge

4. I further declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 11-6-89 Raymond S. Cicerone

On 11-6-89, before me, Lynn R Cuzack, a Notary Public in and for the City of San Francisco State of California, Raymond S. Cicerone personallly appeared and is known to me to be the person whose name is subscribed to the within Declaration, and acknowledged to me that (he) (she) executed the same.

State of California)
County of San Francisco) ss.
)
)

OFFICIAL SEAL
LYNN R CUZACK
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Exp. 1991

Lynn R Cuzack
Notary Public

.368

(65)

DECLARATION AS TO EXISTENCE OF DWELLING UNITS

I do hereby declare:

1. That my name is Tom Bonelli and that I reside at 468 Connecticut Street San Francisco, CA.

2. That I am not related to any present or former owner of the property at issue herein and that I have never had any right, title or interest of any kind in that certain property, which is located in the City and County of San Francisco, State of California, and which is commonly known and identified as 1401-1407 Mariposa Street and Buildings at Rear.

3. That during the entire period of time from approx. 1966-1969 through Present I was a (tenant) (neighbor) (other: _____) of the subject property, and resided at 468 Connecticut Street San Franciaco,CA and that during that period of time I became familiar with the building identified in paragraph (2) above, from my personal knowledge I am aware that said building contained FIVE (5) separate dwelling units, each with its own kitchen, on TWO (2) floors; and that such number

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369

(66)

of dwelling units on said number of floors existed continuously since (month) Jan (year) 1966.

4. I further declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: Nov. 6, 1989 Thomas R. Borelli

On Nov. 6, 1989, before me, Lynn R Cuzack a Notary Public in and for the County of San Francisco State of California, Tom Borelli personallly appeared and is known to me to be the person whose name is subscribed to the within Declaration, and acknowledged to me that (he) (she) executed the same.

State of California)
San Francisco)
) ss.
)
)

Lynn R Cuzack
Notary Public

OFFICIAL SEAL
LYNN R CUZACK
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My comm. expires NOV 4, 1991

370

(67)

DECLARATION AS TO EXISTENCE OF DWELLING UNITS

I do hereby declare:

1. That my name is Charles Valovich and that I reside at 1896 "E" Rd Loxahatchee, Fl. .

2. That I am not related to any present or former owner of the property at issue herein and that I have never had any right, title or interest of any kind in that certain property, which is located in the City and County of San Francisco, State of California, and which is commonly known and identified as 1401 - 7 Mariposa Street and Buildings at Rear.

3. That during the entire period of time from 1976 through 1978 I was a (tenant) (neighbor) (other: Real Estate Agent) of the subject property, and resided at 66 Manchester St. SF, and that during that period of time I became familiar with the building identified in paragraph (2) above, from my personal knowledge I am aware that said building contained five (5) separate dwelling units, each with its own kitchen, on two (2) floors; and that such number of

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.371

(68)

dwelling units on said number of floors existed continuously from (month) _____ (year) 1917 Water Department Record & Owner to (month) _____ (year) 1976, at which time the building was listed for sale.

4. I further declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 10/31/89 Charles Valovich

On 10/31/89, before me, Roberta L. Baugh, a Notary Public in and for the County of Palm Bch., State of Florida, Charles Valovich personallly appeared and is known to me to be the person whose name is subscribed to the within Declaration, and acknowledged to me that (he) (she) executed the same.

State of Florida)
)
) ss.
)
)

Roberta L. Baugh
Notary Public

Notary Public, State of Florida
My Commission Expires Aug. 21, 1991
Bonded Thru Troy Fain Insurance Inc.

.372

(69)

DECLARATION AS TO EXISTENCE OF DWELLING UNITS

I do hereby declare:

1. That my name is Paul Linnell and that I reside at 3246 Salem Rd. sp 14 P.O Box 2208 Albany, Ore.

2. That I am not related to any present or former owner of the property at issue herein and that I have never had any right, title or interest of any kind in that certain property, which is located in the City and County of San Francisco, State of California, and which is commonly known and identified as 1401 - 7 Mariposa Street and Buildings at Rear.

3. That during the entire period of time from March 1945 through October 1946 I was a (tenant) (neighbor) (other: Tenant Pl.) of the subject property, and resided at 1409 Mariposa Street (Building and Rear), and that during that period of time I became familiar with the building identified in paragraph (2) above, from my personal knowledge I am aware that said building contained five (5) separate dwelling units, each with its own kitchen, on two (2) floors; and that such number of

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373

(70)

dwelling units on said number of floors existed continuously since (month) March (year) 1945.

4. I further declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: Oct 30, 1989 Paul Linnell, Sr.

On Oct 30, 1989, before me, Paul Linnell, Sr, a Notary Public in and for the County of Linn, State of Oregon, Paul Linnell personallly appeared and is known to me to be the person whose name is subscribed to the within Declaration, and acknowledged to me that (he) (she) executed the same.

State of Oregon)
Linn County)
) ss.
)
)

Danita Overcash
DANITA OVERCASH
NOTARY PUBLIC OREGON
My Commission Expires 1-9-93

Notary Public

374

(71)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Leung Chee W
587 14th Av
San Francisco, CA 94118

Date: March 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 197-199 Joost Av.
BLOCK 6769 LOT 032
APPEAL NO. 3275 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 10. 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

Chez H. Leung
Appellant

Appeal Number 3275

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at #197-199 Front AVE. San Francisco. They contain 3 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Notice of Noncompliance of January 31, 1992.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

More time to complete work. - 90 days

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above CHEZ H. LEUNG

(5) The official address of the undersigned is:
587-14th AVE.
SAN FRANCISCO CA 94118
Telephone Number: (415) 493-1927

Dated: 2/10, 1992.

Signature of Appellant Chez H. Leung

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Ena Aguirre
469 Alvarado
San Francisco, CA 94114

Date: March 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 91 Farallones Street
BLOCK 7108 LOT 31F
APPEAL NO. 3276 S-NC-DEQ DC
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on February 14, 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

MP

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(74)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Ena Aguirre
Appellant

Appeal Number 3276

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 91 Farallones Street **San Francisco. They contain** 2 **dwelling units and** 0 **rooming units.**

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I am appealing the notice of nonCompliance (substandard Rental Housing) dated 1/31/92 (Certified Mail 2/11/92).. I am in the process of correcting condition by (a) attending Hearing of 2/5/92 (b) Architect hired to do blueprints (c) I will make sure that the necessary permits are filed in a timely manner (d) I have and will continue to be in touch, in a timely manner, by phone and in person with Inspector Langer asking him to help and guide me through this process of legalizing the downstairs unit.

see attachment

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board) The relief that I need: (a) that the notice of non-compliance not be sent to the Franchise Tax Board; (b) that I be allowed 180 after the date of this appeal to comply; (c) that now that I have identified a funding source for any and all repairs necessary that the appealed action should be reversed/modified; (d) the architect hired has identified a contractor knowledgeable in abatements & code enforcement work.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
469 Alvarado Street
San Francisco, CA 94114
Telephone Number: H (415) 826-5174 H (415) 695-5881

Dated: 2/14, 19 92.

Signature of Appellant Ena Aguirre

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Kouyoumjian Joseph F
185 Kensington Way
San Francisco, CA 94127

Date: March 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 185 KENSINGTON WAY
BLOCK 2975 LOT 035
APPEAL NO. 3277 S-NC-DEQ DC
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 25. 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

RAMONA ALBRIGHT

JOSEPH KOUYOUMJIAN

Appellant

Appeal Number _____

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (f) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 185 KENSINGTON WAY. _____ San Francisco. They contain _____/_____ dwelling units and _____/_____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

THE PREMISE HAS BEEN VACANT FOR Two years. NO KITCHEN FACILITIES or gas connection.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

I DONT EVEN REMEMBER THE ORIGEN OF THE COMPLAINT. NO ADDITION, NO PLUMING or ANY OTHER WORK HAS BEEN DONE. EVERTHING HAS BEEN GRANDFATHERD SINCE THE PURCHASE OF THE PROPERTY AROUND 1964. THE HOUSE WILL BE MARKETED AS SOON AS THIS CLAIM IS CLEARED.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
127 CROWN COURT. - MISS RAMONA ALBRIGHT
S.F. CA. 94114 - 7
Telephone Number: 415 - ~~[illegible]~~ 621-9621

Dated: FEB. 25 -, 1992.

Signature of Appellant Ramona Albright

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [x] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [x] PRESENT

Appellant Marcus A. Conant
Address 479 Collingwood St.
San Francisco, CA 94114

PROPERTY ADDRESS 477-479 Collingwood St.
BLOCK 2770 LOT 020
HEARING DATE January 22, 1992
APPEAL NUMBER 3253
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on Wednesday, March 25, 1992 at 1:30 P.M., City Hall.

cc: Joseph Robinson & Rick Conant
1635 Divisadero St., #600
San Francisco, CA 94115

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1992

(78)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Conant Marcus A
479 Collingwood St.
San Francisco, CA 94114

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 477-479 Collingwood St.
BLOCK 2770 LOT 020
APPEAL NO. 3253 S-NC-DEQ BWO
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(79)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

RECEIPT # 175102
8/29/91

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Marcus Conant
Appellant

Appeal Number 3253

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 477-479 Collingwood St San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
due to a complex travel schedule as a result of HIV hepatitis, Mr. Conant did not realize the deadline imposed nor the procedure necessary to rectify the situation

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1635 Divisadero St #600
S.F CA 94115
Telephone Number: _____

Dated: 8/29/91, 19___.

Signature of Appellant Joseph Robinson

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant B. A. Properties Inc.
Address c/o Oreo Sales #3419
P. O. Box 37000
San Francisco, CA 94137

PROPERTY ADDRESS 178 Hearst Avenue
BLOCK 6771 LOT 22
HEARING DATE February 26, 1992
APPEAL NUMBER 3269
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on Wednesday, March 25, 1992.

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: MAR 4 1992

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:
A Properties - I Inc.
o Oreo Sales #3419
O. Box 37000
n Francisco, CA 94137

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 178 Hearst Avenue
BLOCK 6771 LOT 22
APPEAL NO. 3269 S-NC-DEQ DI
INSPECTOR Derrill Langer

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on c. 5, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to Appellant and a copy to appellant's agent.

D 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(82)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

B A Properties I. Inc.
500 Washington St.. 4th. Floor
San Francisco, Ca. 94111
OREO #: 5773
Appellant

Appeal Number 3269

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 178 Hearst Avenue, San Francisco **San Francisco. They contain** one **dwelling units and** none **rooming units.**

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) We have acquried this property by foreclosure or other means and do not intend to use or sell it as a multiple residential dwelling or hotel or anything similar to that. We are marketing the property as a single family dwelling and the property is currently vacant and will remain such while we own it. The previous owner (Trotter) was the responsible party with respect to this citation.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
We are requesting total relief from the action, due to the reasons stated in item 2 above.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
500 Washington Street, Fourth Floor San Francisco, Ca. 94111
~~Ref: OREO #: 5773~~
Telephone Number: (415) 622-8363

Dated: December 5, **19** 91.

Signature of Appellant P. Dolnick
Paul Dolnick, Vice President

L T. Nelson
ss, dy

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(83)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NOTICE OF AAB/FTB REHEARING

Appellant Taj-Eldin Kamil H & Adriana
1216 - 9th Avenue
Address San Francisco, CA 94122

Appealing AAB/FTB Decision

Property Address 1216-20 9th AVENUE

Block 1742 Lot 034

Appeal No. 3249 S-NC-SEQ BC

Inspector Derrill Langer

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on February 26, 1992 has been received. Rehearing is set for 1:30 p.m. on March 25, 1992 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

for Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Rehearing was sent to Appellant.

PCD 215A (12/86)

San Francisco. Jan 23. 92

City & County of S.F.
Abatement Appeals Board
attn: Maxima
Room 260
1390 Market St
San Francisco, CA 94102

Ref. appeal: # 3249
S-NC-DEQ : BC

Dear Madam,

In reference to our telephone conversation of Jan. 23 in which I informed you about my medical condition I would like you to make a new appointment for me. Thank you for your kind attention to this matter.

Very truly yours,
Kamal Taj-Eldin

KAMAL TAJ-ELDIN
1216 9TH AVENUE
SAN FRANCISCO, CA 94122

RECEIVED
BUREAU OF BUILDING INSPECTION
JAN 27 1992
CODE ENFORCEMENT DIV.

OK for re-hearing
1-27-92

(85)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Taj-Eldin Kamil H & Adriana
1216 - 9th Avenue
San Francisco, CA 94122

Date: January 3, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1216-1220 9th Avenue

BLOCK 1742 LOT 034

APPEAL NO. 3249 S-NC-DEQ BC

INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on _____, will be heard by the Board at 1:30 p.m. on January 22, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant. MP

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(86)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Kamal Taj-Eldin
Appellant

Appeal Number 3249
(1831)

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1220 9th ave San Francisco. They contain 3 dwelling units and — rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
to chang one of the Unite to Resturant which has been alwes Resturant.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
I need more time to get the rest of the ~~[illegible]~~ work

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 1220 9th ave

(5) The official address of the undersigned is: 1216 9th ave S.F. CA. 94122

Telephone Number: 661-1133

Dated: Aug 8, 1991.

Signature of Appellant Kamal Taj-Eldin

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(87)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Thompson, Allan S & Lorraine
P. O. Box 410872
San Francisco, CA 94141

Date: March 5, 1992

Nature of Appeal:

- [x] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1401-1409 Mariposa St.

BLOCK 4004 LOT 01

APPEAL NO. 6437 S-NC-DEQ DCO

INSPECTOR Derrill Langer

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on arch 6, 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

D 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

LORRAINE THOMPSON
ALLAN THOMPSON
Appellant

Appeal Number 6437

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JANUARY 29, 19 92

(2) The affected premises are located at 1401-1407 MARIPOSA ST. PLUS COTTAGE San Francisco. They contain 5 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

We were unable to attend the hearing because of very short notice & furthermore we were in another state at the time. We wish to prove that the unit was in existance from at least 1917. Documents to this effect have been submitted with the Appeal to The FRANCHISE TAX BOARD.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

More time is needed due to the fact that we were not properly notified. We wish to prove that this unit was in existance from at least 1917. (Documents to this effect were submitted with the appeal to the Franchise TAX BOARD.)

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
P.O. BOX 410872
SAN FRANCISCO, CA 94141
Telephone Number: (415) 824-0708

Dated: MARCH 6, 1992.

Signature of Appellant Allan S. Thompson
Lorraine Thompson

(89)

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

y and County of San Francisco

Department of Public Works

Office of the Director

ADDRESS: 1401-1409 MARIPOSA STREET

BLOCK: 4004 LOT: 01
SEQ.: 01 CASE: DC0

INSPECTOR:

THOMPSON, ALLAN S. & LORRAINE
P. O. BOX 410872
SAN FRANCISCO, CA 94141

OWNER'S NAME:
THOMPSON, ALLAN S.
LORRAINE

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 158,475

EARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF UILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC ORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON ANUARY 29, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 58,164. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE IRECTOR. THE OWNER WAS NOT REPRESENTED.

ASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS ND DETERMINES AS FOLLOWS:

. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

HE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH HE FOLLOWING:
. 30 DAYS TO APPLY FOR A BUILDING PERMIT.
. 30 DAYS TO MEET CITY PLANNING REQUIREMENTS.
. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

PPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING ODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. PPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT PPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE ILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF EBRUARY 25, 1992.

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 29, 1992

RECEIVED FEB 27 1992

San Francisco 94

90-F

Public Works

Main Public Library
Docu. Sect.
Attn: Jerry Roth

5.10
2
5/92

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 351
March 25, 1992
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

BUREAU OF BUILDING INSPECTION REPRESENTED BY:

Donald Chan - Secretary of AAB
Peter Burns - Chief Housing Inspector
Mike Inan - BID Sr. Inspector
Barry Pearl - City Planning

ABATEMENT APPEALS:

DOCUMENTS DEPT
APR 9 1992
SAN FRANCISCO
PUBLIC LIBRARY

		INSPECTOR
#6436	345-355 Presidio Street Vida Claire A. c/o Lynn Susoeff (Present)	D. Langer - CED

DECISION: The case is continued for thirty (30) days. The next hearing will be on Wednesday, April 22, 1992.

ABATEMENT APPEALS CONTINUED HEARINGS:

#6430 53-65 Page Street — J. Greene - CED
Alan Ovson & Myron Smith
(Present)

DECISION: The appeal is denied to take effect in thirty (30) days. The case will be referred to the City Attorney's Office for code enforcement if required work is not done by April 27, 1992.

#6431 47 Page Street — J. Greene - CED
Alan Ovson & Myron Smith
(Present)

DECISION: The appeal is denied to take effect in thirty (30) days. The case will be referred to the City Attorney's Office for code enforcement if required work is not done by April 27, 1992.

#6432 501-513 Broadway — D. Langer - CED
Helen Ferrari Rev. Interv. Tr.
c/o John Lyons & Harold Glacier
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to apply for a building permit within thirty (30) days and to start all required work within one hundred eighty (180) days. The case will be referred to the City Attorney's Office for code enforcement if permit is not applied for by April 24, 1992 and if required work is not commenced by September 24, 1992.

#6434 1823-1825 9th Avenue — D. Langer - CED
Julie Bonilla
c/o Eugene Gardner
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. The Director's Order of Abatement is upheld. The case will be referred to the City Attorney's Office for code enforcement.

(REVISED - 4/6/92)

FRANCHISE TAX BOARD HEARINGS:

#3271 140 Cook Street D. Langer - CED
Arnold Gridley S.
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3272 362 Noe Street D. Langer - CED
Fauss Artie M.
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3273 2620 Laguna Street D. Langer - CED
Larson Kenneth W.
c/o Walter Wong
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty (180) days after issuance of the building permit.

#3274 1401-1407 Mariposa Street D. Langer - CED
Thompson Allan & Lorraine
c/o Claire C. Pilcher
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on May 27, 1992.

#3275 197-199 Joost Avenue J. Greene - CED
Leung Chee W.
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within thirty (30) days. Franchise Tax Board will be notified if all required work is not done by April 27, 1992.

#3276 91 Farallones Street D. Langer - CED
Ena Aguirre
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on May 27, 1992.

#3277 185 Kensington Way J. Greene - CED
Kouyoumjian Joseph F.
c/o Ramona Albright
(Present)

DECISION: The case is continued for sixty (60) days to submit new building permit application, drawings and to obtain inspection of the property. The next hearing will be on May 27, 1992.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3253 477-479 Collingwood Street D. Langer - CED
Marcus Conant
c/o Rick Conant
(Present

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by September 22, 1992.

#3269 178 Hearst Avenue D. Langer - CED
B. A. Properties Inc.
c/o W. G. Aguilera
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to apply for a new building permit within thirty (30) days and to complete all required work with the final approval from the inspector within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by September 22, 1992.

FRANCHISE TAX BOARD REHEARING:

#3249 1216-1220 9th Avenue D. Langer - CED
Taj-Eldin Kamil H. & Adriana
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to secure a building permit and to complete all required work with the final approval from the inspector within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by May 26, 1992.

ABATEMENT APPEALS CONT'D.:

#6437 1401-1409 Mariposa Street D. Langer - CED
Allan & Lorraine Thompson
c/o Claire C. Pilcher
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, May 27, 1992.

Peter Burns
Peter Burns
Acting Secretary

MI:ts

(REVISED - 4/6/92)

6.	43 - 44	3281	863 Elizabeth Street Carol Blumenfeld	D. Langer - CED
7.	45 - 49	3282	2420 Leavenworth St. Daniel E. Siedler	D. Langer - CED
8.	50 - 51	3283	1130 Stanyan Street August G. Gochner	D. Langer - CED

Public Works Dept.

DOCUMENTS DEPT.
APR 9 1992
SAN FRANCISCO
PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 352
April 22, 1992
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

BUREAU OF BUILDING INSPECTION

Peter Burns, Acting Secretary of AAB
Mike Inan - BID Sr. Inspector
Barry Pearl - City Planning

Item No.	Page No.	Case No.	Property Address	Inspector
ABATEMENT APPEALS:				
1.	1 - 5	6438	1499 Sutter Street Irene M. Lieberman c/o R. Michael Lieberman	J. Greene - CED
ABATEMENT APPEALS CONTINUED HEARING:				
2.	6 - 9	6436	345 Presidio Avenue Vida Claire A. c/o Lynn Susoeff	D. Langer - CED
FRANCHISE TAX BOARD HEARINGS:				
3.	10 - 22	3278	2685 California St. Chandler Vernon E.	D. Langer - CED
4.	23 - 24	3279	730 Fillmore St. Alfonso Cabansagan, Jr.	D. Langer - CED
5.	25 - 42	3280	155-157 Clara St. Woo Family Trust c/o Harvey J. Woo	D. Langer - CED
6.	43 - 44	3281	863 Elizabeth Street Carol Blumenfeld	D. Langer - CED
7.	45 - 49	3282	2420 Leavenworth St. Daniel E. Siedler	D. Langer - CED
8.	50 - 51	3283	1130 Stanyan Street August G. Gochner	D. Langer - CED

FRANCHISE TAX BOARD HEARINGS, CONT'D.

9.	52 - 53	3284	380 Eddy Street Realty House West c/o Alvaro de la Cerda	D. Langer - CED

FRANCHISE TAX BOARD CONTINUED HEARINGS:

10.	54 - 56	3263	66-68 Dorland Street Estate of Herman A. Wiedmann c/o Donald Dowling	D. Langer - CED

FRANCHISE TAX BOARD REHEARING:

11.	57 - 58	3270	796-798A Santiago St. Lillian Leong	D. Langer - CED

E - n - d .

/ml

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Lieberman Irene M
1499 Sutter Street
San Francisco, CA 94109

Date: April 1, 1992

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1469-99 SUTTER ST.
BLOCK 0689 LOT 012
APPEAL NO. 6438 S-NC-DEQ PPO
INSPECTOR John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 6, 1992, will be heard by the Board at 1:30 p.m. on April 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

for Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

Irene M. Lieberman
Appellant

Appeal Number 6438

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on January 29, 1992

(2) The affected premises are located at 1499 Sutter Street San Francisco. They contain N/A* dwelling units and N/A* rooming units.

*All rooms are guest house rooms.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

See Attachment, which is incorporated herein.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

See Attachment, which is incorporated herein.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

(6) The official address of the undersigned is:
~~R. Michael Lieberman/ Law Offices of R. Michael Lieberman~~
~~1398 Post Street, San Francisco, CA 94109~~
Telephone Number: ~~(415) 929-3197~~

(2)

Dated: March 5, 1992

Signature of Appellant
R. Michael Lieberman

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

ty and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $52

DATE: 02/07/92
PROPERTY ADDRESS:
1469-1499 SUTTER ST
BLOCK: 0689 LOT: 012
SEQ: 01 CASE: PPO

LIEBERMAN IRENE M
1499 SUTTER ST
SAN FRANCISCO CA
94109

OWNER'S NAME:
LIEBERMAN IRENE M

INSPECTOR: John Greene

DISTRICT: 27A CT: 151

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 158478

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/29/92 in accordance with the DPW HEARING ORDER NO. 158169.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/25/92.

Owner
File (2)
BID (5) (1 Signed)

Approved: 01/29/92

Very Truly Yours,

Richard J. Evans
Director of Public Works

27A-P20-P20-007

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(3)

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

Appellant: Irene M. Lieberman
Property Address: 1469-1499 Sutter Street
DPW Hearing Order No. 158169
Date: March 6, 1992

ATTACHMENT

Item No. 3:

DPW Hearing Order No. 158169, ordering that appellant complete parapet work for the premises within 180 days of the order.

Item No. 4:

As explained at the most recent hearing, appellant has had plans and calculations for the ordered work prepared since March of 1990 and intended to timely complete the work.

However, in October of 1990, excavation and shoring commenced on the property adjacent to the premises. In late 1990, early 1991, the premises experienced subsidence due to that shoring work. Since that time, appellant has endeavored to halt further subsidence, ascertain the scope of the damages associated with the subsidence and correct the damages associated with the subsidence. Appellant is currently involved in a lawsuit in San Francisco Superior Court against the owners, developers, engineers and contractors for the adjacent property for damages caused by the subsidence.

Appellant has been advised that, if appellant performs the ordered work prior to the work associated with correcting the damages caused by the subsidence, the ordered work will have to be ripped out and redone after doing the work associated with correcting the damages caused by the subsidence.

Appellant does not believe realistically that both the work associated with correcting the damages caused by the subsidence and the ordered work can be done within the 180 days ordered in DPW Hearing Order No. 158169. Therefore, appellant requests more time within which to perform the ordered work. If requested by the Abatement Appeals Board, appellant will prepare a realistic estimate of the time required to perform the work associated with correcting the damages caused by the subsidence and the ordered work.

Appellant wishes to point out, as a final matter, that appellant has performed the required parapet work for the walls adjacent to public sidewalks. The parapet work at issue is for walls on the interior of the block.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

) McAllister St., Room 301
n Francisco, CA 94102
3-6168

NATURE OF APPEAL

[X] Director's Order
[ ] Franchise Tax Board Notice
[ ] Superintendent's Complaint
Waived Hearing

NOTICE OF DECISION

[ ] ABSENT
[X] PRESENT

ellant Claire A. Vida
c/o Lynn Susoeff
ress 3315 Sacramento St., #504
San Francisco, CA 94133

PROPERTY ADDRESS 345 Presidio Avenue
BLOCK 1008 LOT 004
HEARING DATE March 25, 1992
APPEAL NUMBER 6436
INSPECTOR Derrill Langer

TEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on Wednesday, April 22, 1992 at 1:30 P.M., Room 282, City Hall.

Peter Burns, Acting Secretary
Abatement Appeals Board

EARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

E MAILED: April 3, 1992

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

: THE SECRETARY
'Y CONSERVATION

NOTICE OF AAB/FTB HEARING

ınt's Name & Mailing Address:

Claire A. Vida
c/o John Vida
3315 Sacramento St., #504
San Francisco, CA 94133

Date: March 5, 1992

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 345 Presidio Avenue

BLOCK 1008 LOT 004

APPEAL NO. 6436 S-NC-DEQ DAO

INSPECTOR Derrill Langer

ppellant:

s to serve notice that your appeal, filed with the Abatement Appeals Board on bruary 14, 1992, will be heard by the Board at 1:30 p.m. on March 25, 1992 m 282, City Hall, San Francisco, CA.

ther information is desired, please inquire at the Abatement Division of the ment of Public Works, Room 301, 450 McAllister Street. Please bring any nts and information that may support your appeal such as contracts, permits, Failure to be represented will constitute an automatic denial.

e entitled to appear personally with your witnesses, if any, and to have with unsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

5 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(7)

le appeal with
t Appeals Board (AAB)
larket St., Suite 250
ancisco, CA 94102
. No. 554-8742
NG FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

JOHN VIDA
Appellant

Appeal Number 6436

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on JAN 8, 19 92

(2) The affected premises are located at 353 PRESIDIO San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

APPEAL ORDER 158-277 DATED JAN 8, 1982

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

353 PRESIDIO is located in a commercial building in The Sacramento St Commercial zone and has been a commercial use at least since 1928 when the building was purchased. The former tenants were architects or interior designers and the current tennant is a art gallery. The tennant has advised me that they have a city Business licence and have been paying substantial taxes + fees to the CCSF

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
3315 SACRAMENTO ST SUITE 504
SAN FRANCISCO, CA 94118
Telephone Number: 415-567-9656

Dated: Feb 14, 19 92. (8)

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

County of San Francisco | Department of Public Works

Office of the Director

ADDRESS: 345 PRESIDIO AVENUE

BLOCK: 1008 LOT: 4 INSPECTOR:
SEQ.: 01 CASE: DA0

VIDA, CLAIRE A.
c/o JOHN VIDA
3315 SACRAMENTO ST., #504
SAN FRANCISCO, CA 94133

OWNER'S NAME:
VIDA, CLAIRE A.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 158,277

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 8, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 157,950. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:
1. 60 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING REQUIREMENTS.
3. 90 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF FEBRUARY 4, 1992.

Richard Evans

RICHARD J. EVANS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: JANUARY 8 1992

(9)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Vernon E. Chandler
2685 California St.
San Francisco, CA 94115

Date: April 1, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2685 California St.
BLOCK 656 LOT 035
APPEAL NO. 3278 S-NC-DEQ DI
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on March 5, 1992, will be heard by the Board at 1:30 p.m. on April 22, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

for Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent Appellant.

PCD 215 (Rev. 9/87)
(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(10)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

HAND CARRIED 2/5/92

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

~~DIRECTOR'S~~ ORDER

PTB (92-032)

VERNON CHANDLER
Appellant

Appeal Number 3278

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____

(2) The affected premises are located at 2685/2687/2687A CA. ST. S.F. 94115 San Francisco. They contain 3 dwelling units and -0- rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

See Attached

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

See Attached

(Attach an additional sheet if necessary)

(5) The undersigned is the owner agent, (state which) of the premises described in Paragraph (2) above owner and occupant of 2685 CA.

(6) The official address of the undersigned is: 2685 CA ST SF, CA 94115

Telephone Number: 415-561-1452

Dated: March 5, 1992.

Signature of Appellant Vernon E Chandler

(11)

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

(3) I purchased the building in Dec. of 1987 with the non-conforming unit in it. I did not construct it, although all systems in it meet the codes.
I have spent alot of time and money attempting to have the property rezoned! But to no avail so now I must get the tenant out, proceed with my Building Permit and correct the situation as per the enclosed Notice of Special Restrictions Under the City Planning Code.
I received the Building Permit 7/20/92, it took the City five months to issue it to me. It told me 18 months to attempt to have it rezoned! The City Planning Dept. is very, very, slow!

(4) I have the permit, am going to do the work myself and have given the tenant notice to vacate.

The pass 45 days I have spent trying to borrow the money to carry out the necessary work. Security Pacific Bank approved everything but at the last minute would not lend me the money because of the lien the city has on the property! See attached letter Date 2/27/92.

I am now dealing with SANWA BANK OF CA. Ms. Dorthy Thomas 626-2550 and First Interstate Bank of CA, Ms. Stakkeland 544-5045. Both have preapproved the loan contengent on the value of the property and Sanwa Bank has stated on 3/2/92 that subordinating the order of abatement will be fine with them.

I expect to receive funding within 6 weeks, if all goes well!

(4) Con't

It will take me about 90 days to do the work on weekends and evenings. My job causes me to travel or I could do it sooner. I work for the U.S. Federal Government as an Engineer. (27 years)

I am requesting a 6 month relief to correct the situation. Remove the unit and build the stair case as per the Permit.

The 6 months is if I have the subordinating paper processed by the city within two weeks.

My Job has me out of Town from March 25 to March 31, 1992

San Francisco, California 94102 Rm 201 (415) 558-6070

Inspector 558-6096

NO. 692239

SUMMARY

John Lee 558-6200

PERMIT IS GRANTED TO:

- [ ] ERECT [X] ALTER BUILDING [ ] ERECT SIGN
- [ ] DEMOLISH BUILDING [ ] GRADE
- [ ] LOWER CURB [ ] OCCUPY STREET SPACE
- [ ] EXCAVATE STREET OR SIDEWALK
- [X] POST NOTICE
- [ ] HOUSE NUMBER CERTIFICATE
- [ ] REPAIR OR CONSTRUCT SIDEWALK

DATE OF ISSUE: 02/20/92
APPLICATION NO: 9119569
FILING FEE RECEIPT #: 232429

SUPPLEMENTAL FEE PAID:

- [ ] FINAL PLAN CHECK [X] EXPEDITER FEE [ ] PENALTY
- [ ] STRUCTURAL LTR [X] DCP FEE

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS.

ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

BBI P/C PAID AT FILING $86.61

OWNER: VERNON CHANDLER 561-1452

LOCATION OF JOB: HOUSE NUMBER: EXISTING [ ] ASSIGNED [ ]

STREET ADDRESS: 2685 CALIFORNIA ST 0000 BLOCK/LOT: 0656 /035

METES AND BOUNDS: SIDE OF FEET FROM

FRONTAGE FT. | # STORIES: 3 | TYPE: 5-N | LEGAL OCCUPANCIES: R-3

BUILDING USE: 2 FAMILY DWELLING ESTIMATED COST $: 7,500

SIDEWALK SQ. FTGE ____ ST. SPACE LINEAR FT. ____ 9 FT. CURB SECT. TO BE LOWERED ____

WORK MUST COMMENCE ON BUILDING WITHIN 90 DAYS OF DATE OF ISSUANCE OF THIS PERMIT, UNLESS EXTENSION AUTHORIZED. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 8/20/92 [redacted] ER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.

(NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

VERNON CHANDLER 561-1452 PERMIT # 692239
FEE PAYOR

2685 CALIFORNIA ST APPEAL #
ADDRESS

SAN FRANCISCO, CA 94115 CENTRAL PERMIT BUREAU-D.P.W. JAN
CITY

AUDITED FOR REFUND	REVENUE	FEE
	7081 DCP PLAN CHECK	69
	7212 STRUCTURAL	
	7217 DEMOLITION	
	7223 BUILDING	147
	7223 GRADING	
	7224 POSTING	23
	7226 PLAN CHECK	
	7227 CURB	
	7231 ST/SW EXCAV.	
	7235 HOUSE #	
	7247 ST. SPACE	
	7842 SIDEWALK	
	7899 EXPEDITER	24
	SUBTOTAL FEES	$ 265
	EXCAV. DEP.	
	029082 ST. SPACE	
	029538 SMP FEE	1
	SUBTOTAL	$ 1
	TOTAL	$ 267

▶ SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK ◀

9003-18 (Rev. 5/87)

DETACH AND POST ON JOB SITE

PERMIT HOLDER

(15)

SECURITY PACIFIC NATIONAL BANK
San Francisco Main Office
50 California Street
San Francisco, CA 94111

February 27, 1992

VERNON E CHANDLER
2685- 2687 California St
San Francisco, CA 94115

Dear Applicant(s),

DESCRIPTION OF ACCOUNT, TRANSACTION OR REQUESTED CREDIT AND ADVERSE ACTION TAKEN

We regret that we are unable to approve your recent request for an Equity Designline loan in the amount of $ 100000.00, because of the reason indicated below.

PRINCIPAL REASON(S) FOR ADVERSE ACTION CONCERNING CREDIT:

Satisfactory title report

—— Information obtained from an outside source other than a Consumer Reporting Agency. Under the Fair Credit Reporting Act, you have the right to make a written request, within 60 days of receipt of this notice, for disclosure of the nature of the adverse information.

CREDITOR'S NAME			CREDITOR'S TELEPHONE NO.
CREDITOR'S STREET ADDRESS	CITY	STATE	ZIP CODE

The Federal Equal Credit Opportunity Act prohibits creditors from discrimination against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is the Comptroller of the Currency, Consumer Affairs Division, Washington, D.C., 20219.

The California Housing Financial Discrimination Act of 1977 also prohibits certain discriminatory practices, as set forth in Sections 35810, 35811 and 35812 of the California Health and Safety Code. The above agency administers compliance with this law.

If we have received incorrect information, or you have additional information, please advise us immediately.

Sincerely,

Loan Representative
Telephone No. 1-800-553-7762

(16)

11879 8-90

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- F064506

Tuesday, February 04, 1992 01:39:14PM
Rec 5.00 --- Pg 3.00
Stp 2.00 --- Mic 1.00
Amt 11.00 ---
TOTAL -) $11.00
REEL F556 IMAGE 0394

RECORDING REQUESTED BY

And When Recorded Mail to

Name: VERNON E. CHANDLER
2685 CALIFORNIA ST
Address: SAN FRANCISCO, CA 94115

City:

State: California

Space Above This Line For Recorder's Use

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I (We) VERNON E. CHANDLER the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows (or see attached sheet marked Exhibit A on which property is more fully described):

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

ALL THAT CERTAIN real property as shown on that certain map entitled, "Parcel Map of the 2685 CALIFORNIA STREET CONDOMINIUM, Also Being Portion of Assesor's Block 656, San Francisco, California", which map was filed for record in the office of the Recorder of the City and County of San Francisco, State of California, on June 5, 1978, in Book 8 of Parcel Maps, at pages 43 through 44, inclusive

BEING Assessor's Block 656, Lot 35, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (City Planning Code).

Said restrictions consist of conditions attached to the approval of **Building Permit Application No. 9119569** by the Department of City Planning and are conditions that had to be so attached in order that said application could be approved under the City Planning Code. (Building Form 3.)

The plans filed with the present application indicate on the lower floor (first floor) of the two (2) family dwelling at **2685-2687 California Street:** no (0) bedroom, one (1) social, recreation or family room (without wetbar), two (2) standard-size (160 square feet, at least 8 feet wide by 20 feet deep) independently-accessible, off-street parking spaces, and one (1) full bath, said rooms having independent access to the street by way of a front door and lobby.

The restrictions and conditions of which notice is hereby given are:

(17)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

1. That said lower floor (first floor) area shall be used only as accessory to the dwelling above, as under the RM-1 zoning of the subject property, Section 209.1 of the City Planning Code provides that one (1) dwelling unit for every eight hundred (800) square feet of lot area shall occupy a lot AND that Section 151 of said Code provides that one (1) standard-size, independently accessible, on-site, off-street parking space shall be provided for any new dwelling unit and the subject property contains no (0) such additional spaces; and

2. That this lower floor (first floor) shall not be used as a separate dwelling unit or rooming unit, and no boarder shall reside therein; that utility, other services, mailbox and doorbells shall be provided for this property solely on a two-family basis; and

3. That a direct interior connection (staircase) shall be provided and maintained in an open and unobstructed condition between the occupied rooms on the lower floor (first floor) and the second floor; and

4. That the lower floor (first floor) kitchen fixtures and cabinets (installed without benefit of permit) shall be removed, and utility lines serving the kitchen shall be removed "to source;" and

5. That for the purposes of this restriction and the City Planning Code, installation of any appliances for cooking, such as a stove or hot plate, in the lower floor (first floor) area shall be deemed creation of a kitchen and therefore creation of an additional separate dwelling unit as defined in Section 102.6 of the City Planning Code.

The use of said property contrary to these special restrictions shall constitute a violation of the City Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the City Planning Code, this document would no longer be in effect and would be null and void.

F064506

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

Dated: Feb. 9, 1992 at San Francisco, California

Vernon E Chandler
(signature of owner)

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On February 4, 1992, before me, GERDA Levy, the undersigned, a Notary Public, in and for said City and County and State, personally appeared VERNON E. CHANDLER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he or she (they) executed the same.

WITNESS my hand and official seal.

Signature Gerda Levy (This area for official notarial seal)

OFFICIAL NOTARY SEAL
GERDA LEVY
Notary Public — California
SAN FRANCISCO COUNTY
My Comm. Exp. OCT 16,1992

BNP/glp/1002:518-520

EOMZA1F

RECEIVED
SANSOME STREET
FIELD OFFICE
1992 MAR -3 AM 9:41

PASSENGER ITINERARY
PAGE NO. 1

TRAVEL ASSOCIATES, LTD.

Personal Service ...Internationally

[redacted]

2.RAJI/LORIANNE.MS

03MAR92

E 25MAR	LV SAN FRANCISCO	1100A	CONTINENTAL	266V OK	LUNCH	
	AR HOUSTON-IAH	441P			OSTOP M80	
E 25MAR	LV HOUSTON-IAH	521P	CONTINENTAL	419V OK		
	AR NEW ORLEANS	619P			OSTOP 727	
O 30MAR	LV NEW ORLEANS	330P	CONTINENTAL	1003V OK		
	AR HOUSTON-IAH	436P			OSTOP 727	
O 30MAR	LV HOUSTON-IAH	540P	CONTINENTAL	485V OK	DINNER	
	AR SAN FRANCISCO	757P			OSTOP AB3	

HAVE A PLEASANT TRIP

RECEIVED
SANSOME STREET
FIELD OFFICE
1992 MAR -3 AM 9:41

CI 00163 03/031715

(20)

APPEAL FILING
File appeal with
Tatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

NOTICE OF NONCOMPLIANCE
(Substandard Rental Housing)

92-032

DI

1. DATE OF NONCOMPLIANCE
February 28, 1992

You have not, within the time prescribed by law, corrected the substandard condition of the rental housing property described below. You are therefore advised that, unless you file an appeal with this agency or correct the substandard condition within 10 days from the date above, the Franchise Tax Board will be notified of your noncompliance. You will then be prevented from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property as long as it remains substandard. If you comply within 10 days of the date shown above, you should immediately notify this agency to prevent the notice of noncompliance being sent to the Franchise Tax Board. If you wish to appeal, you must do so within 10 days from the date above. An appeal form is attached.

The notice is given to you pursuant to Sections 17274 and 24436.5 of the California Revenue and Taxation Code.

2. NONCOMPLIANCE PERSON(S)
(Attach additional schedule if necessary)

a Name(s)

Chandler Vernon E

(b Address

~~2685 California St~~
San Francisco, CA 94115

Will this be stopped

3. SUBSTANDARD RENTAL HOUSING PROPERTY

PARCEL NUMBER

STREET ADDRESS 2685 California St.

MAILING ADDRESS (ENTER ONLY IF DIFFERENT FROM THE STREET ADDRESS)

DESCRIPTION (I.E., CONDOMINIUM, DUPLEX, APARTMENT, HOUSE, ETC.)
Three (3) Units

REGULATORY AGENCY NAME
Bureau of Building Inspection, Code Enforcement Division

REGULATORY AGENCY ADDRESS 450 McAllister St., Room 101, San Francisco, CA 94102

SIGNATURE OF AUTHORIZED REPRESENTATIVE OF REGULATORY AGENCY
for L. M. Kornfield, Chief Building Inspector

7. DATE OF SIGNATURE
2/28/92

NAME OF PERSON TO CONTACT FOR ADDITIONAL INFORMATION
Derrill Langer, Code Enforcement Division

TELEPHONE
415 554-8739

SRH 1010 (REV 1-90)

(21)

Building Inspector 2/26/92
Dear Mr. John Lee

In an effort to keep you informed of the progress of this job, since I am under an Order of Abatement, I am dealing with a tenant in the unit to be removed who is trying to be difficult, but will be leaving in the future since their lease will expire or I will take them to court!

I will notify you when the unit is empty and I am ready to start on the staircase.

Respectfully
Vernon Chandler
561-1452

VERNON E. CHANDLER
2685 CALIFORNIA ST
SAN FRANCISCO, CA 94115

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

: OF THE SECRETARY
ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Alfonso S. Cabansagan, Jr.
66 Farallones Street
San Francisco, CA 94112

Date: April 1, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 730 FILLMORE ST.
BLOCK 804 LOT 019
APPEAL NO. 3279 S-NC-DEQ _____
INSPECTOR Derrill Langer

r Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on March 5, 1992, will be heard by the Board at 1:30 p.m. on April 22, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, t. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

CD 215 (Rev. 9/87)
415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(23)

PEAL FILING
e appeal with
Appeals Board (AAB)
rket St., Suite 250
ncisco, CA 94102
No. 554-8742
G FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

ALFONSO CABANSAGAN JR.
Appellant

Appeal Number 3279

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 730 FILLMORE STREET San Francisco. They contain single family dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

I NEED FACTS PERTINENT TO THE NON COMPLIANCE CLAIM.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

I WILL CORRECT ALL THE NON COMPLIANCE.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
66 FARALLONES STREET, SAN FRANCISCO,CA. 94112

Telephone Number: (415) 239-6043 (415)804-5116pager

Dated: March 5,1992 ,19____.

Signature of Appellant _____
ALFONSO CABANSAGAN JR.

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: April 1, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

pellant's Name & Mailing Address:

Woo Family Trust
c/o Harvey J. Woo
330 - 5th Street
San Francisco, CA 94107

PROPERTY ADDRESS 155-157 CLARA ST.
BLOCK 3752 LOT 28
APPEAL NO. 3280 S-NC-DEQ DI
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on March 5, 1992, will be heard by the Board at 1:30 p.m. on April 22, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(25)

APPEAL FILING
ile appeal with
it Appeals Board (AAB)
Market St., Suite 250
rancisco, CA 94102
l. No. 554-8742
NG FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

Harvey Woo, for Woo Family Trust-1990 Appeal Number 3280
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1). The affected premises are located at 155-157 Clara Street San Francisco. They contain three dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Building Permit Application #8710358 is pending for approval in the City Planning Department. See attached copies of letter and related documents to City Planning and Zoning Department.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Will need more time to resolve Planning and Zoning issues regarding ground floor unit.

(Attach an additional sheet if necessary)

(4) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above Harvey Woo.

(5) The official address of the undersigned is:
330 - 5th. Street, San Francisco, CA 94107

Telephone Number: (415) 495-0448

Dated: March 5, 1992.

Signature of Appellant Harvey Woo

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

Woo Family Trust - 1990
c/o Harvey J. Woo
330 - 5th. Street
San Francisco, CA 94107

March 5, 1992

Appeal Filing
File appeal with
Abatement Appeals Board (AAB)
1390 Market Street, Suite 250/260
San Francisco, CA 94102

RE: Your reference Number: 92-034
155-157 Clara Street, San Francisco, CA 94107
Block: 3752 Lot:028

Dear Sirs:

This is to acknowledge receipt of your Notice of Noncompliance dated February 28, 1992 regarding the above-captioned property.

Enclosed please find the completed appeal form you provided along with our copies of documents related to the material facts as you requested and our check #_____ in the amount of $52.00 for the filing fee as you required.

We would also like to correct all the substandard condition of the subject property, however, please let us know when we can have the permit approval so that we will be able to commence work and do the work properly.

Respectfully yours,

Harvey J. Woo
for Woo Family Trust-1990

encl.
WOO-3.ltr

THE WOO FAMILY TRUST - 1990
c/o HARVEY J. WOO
330 - 5th. STREET
San Francisco, CA 94107
Tel.: 415 495-0448

February 20, 1992

Mr. Robert Passmore
Zoning Administrater
Department of City Planning
City and County of San Francisco
450 McAllister Street
San Francisco, CA 94102

RE: Permit Application # 8710358 dated 7-22-87
155-157 Clara Street, San Francisco, CA 94107
Block: 3752 Lot: 028
DPW Hearing date: 2-12-92; 30 days continuance requested.

Dear Mr. Passmore:

We filed a building permit application on 7-22-87 to do correction work for building violations of the above-captioned property. However, the said application is still pending in the City Planning Department. Recently, we received a Notice from Department of Public Works dated 1-27-92 for a 2-12-92 hearing. We have requested a 30 days continuance on 2-6-92.

Upon checking the status of the permit application, we were referred by the Planning Department to the Zoning Division to clarify the legal use and the off-street parking requirement for the subject property.

Pursuant to the conference with Mary Gallagher at the zoning inquiry counter on February 14, 1992, we were advised to write this letter to you requesting your determination for the legal use and parking requirement of the subject property. Also, we were advised to obtain the building permit history. The following information are obtained from the City Building Department:

1. The subject property was built prior to 1934 - a 4-unit apartment house without parking garage.
2. On 4-26-1934, permit # 6460 showing 4 units was pulled to remodel the lower 2 units into one private garage and one office. Work was completed and the Inspector's job card was finalled out on 6-12-34.
3. On 10-15-1969, permit #375973 showing 3 units was pulled to comply with complaint #7108. However, Inspector's job card was missing according to Building Department records.
4. On 4-9-1970, permit #382241 showing 2 units was pulled to bring building to code. However, Inspector's job card showed "expired".

With respect to the parking garage: on June 17, 1987, we received Notice to Repair Sidewalk from Department of Public Work (Bureau of Engineering) to repair holes and cracks, missing sewer vent cover and to <u>raise abandoned driveway</u>. Work was completed by T.L. Williams with permit #570884 (Application #M011967) dated 7-2-87. Copies of repair notice and permit were delivered to Planning Department in 1987.

THE WOO FAMILY TRUST - 1990
c/o Harvey J. Woo
330 - 5th. Street
San Francisco, CA 94107
Tel.: 415 495-0448

February 19, 1992

Con't.

When we acquired the subject property in 1982, the existing three tenants were already there. There are two tenants living in the upper two units. The entire ground floor has been occupied by a married couple who live there and also operate a machinery steam-cleaning shop and office there. Unfortunately, her husband passed away approximately two months ago.

We would like to clear up all the building code violations. In order to get the building permit approved, we are required to find out the legal use and the parking requirement of the subject property. Please let us know your determination as soon as possible, since we have a hearing pending next month.

Also, please kindly let us know the criteria and requirements of altering the subject property to a 3-story building with 4 residential units on the upper levels and one commercial space on the ground floor, (i.e.: third story vertical addition to the existing 2-story building).

Respectfully yours,

Harvey J. Woo

encl.
c.c.: Department of Public Works,
Bureau of Building Inspection, Code Enforcement Division
1390 Market Street, Suite 250, San Francisco, CA 94102

Woo Family Trust - 1990
c/o Harvey J. Woo
330 - 5th. Street
San Francisco, CA 94107

February 6, 1992

Department of Public Works
Bureau of Building Inspection
Code Enforcement Division
1390 Market Street, Suite 250
San Francisco, CA 94102

RE: 157 Clara Street, San Francisco, CA 94107
Block: 3752 Lot:028
Date and Time of Hearing: 02/12/92 10 A.M.
At San Francisco City Hall, Room 282
Your Order Number: 158192

Dear Sirs:

We acknowledge receipt of your letter dated January 27, 1992 regarding a hearing of complaint on February 12, 1992.

Please be informed that we will not be in San Francisco on that date. May we please request for a thirty (30) days continuance.

Thanking you in advance.

Respectfully yours

Harvey J. Woo
for Woo Family Trust-1990

WOO-1.ltr

(30)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
CODE ENFORCEMENT DIVISION

DATE: January 27, 1992
PROPERTY ADDRESS:
157 CLARA ST
BLOCK: 3752 LOT: 028
SEQ: 01 CASE: DIO

WOO FAMILY TRUST - 1990
% HARVEY J WOO
330 5TH ST
SAN FRANCISCO CA 94107

OWNER'S NAME:
WOO FAMILY TRUST 1990 THE

INSPECTOR: _____

DISTRICT: 37A CT: 178

Notice of Regular
Hearing of Complaint
Order Number: 158192

Date and Time of Hearing 02/12/92 10 A.M.
At San Francisco City Hall, Room 282

TO OWNER, LEASEES, TENANTS AND OTHER PERSONS OF INTEREST:

In accordance with the provisions of the San Francisco Building Code, the Superintendent of the Bureau of Building Inspection has caused the structure at the location designated above to be examined and finds it to be unsafe. Therefore, he has filed written complaint with the Director of Public Works, a copy of which complaint, and the allegations setting forth the conditions complained of, has been mailed to the owner or his agent. Your case has been referred for complaint action and failure to comply with the decision of the Director of Public Works may result in the revocation of the Permit of Occupancy.

The Owner of Record or his/her duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of Public Works will consider the complaint of the Superintendent of the Bureau of Building Inspection.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first 'Warning of Violation' until the matter is resolved (San Francisco Building Code Sections 203(b), 332.2 and 332.3).

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102
(415) 558-6411

ADMINISTRATION
(415) 558-6414 / 558-6411
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

NOTICE OF INCOMPLETE PERMIT SUBMITTAL

November 13, 1987

Harvy & Sandy Woo
58 Karen Ct.
San Francisco, CA 94134

RE: 157 Clara Street
(Address of Permit Work)
8710358
(Building Permit Application No.)

Your application is being held because the following information is required before your application is accepted as complete. Time limits for review of your project will not commence until we receive the requested information or materials and verify their adequacy.

- o THE APPLICANT MUST PROVIDE THE REQUESTED INFORMATION INDICATED IN THE BOXES BELOW WITHIN TWO WEEKS OR THE APPLICATION WILL BE SENT BACK TO THE BUREAU OF BUILDING INSPECTION FOR CANCELLATION OR ADMINISTRATIVE PROCEEDINGS FOR FAILURE TO COMPLY WITH THIS NOTICE.

- o ALL PLANS SUBMITTED MUST BE TO AN APPROPRIATE SCALE; PLOT PLAN 1" = 10' OR 20'; FLOOR PLANS 1/8" OR 1/4" TO 1' AND MUST HAVE THE USES OF ALL SPACE LABELLED.

- o DO NOT SUBMIT PLANS DIRECTLY TO THE DEPARTMENT OF CITY PLANNING. ALL PLAN REVISIONS MUST BE FILED AT THE CENTRAL PERMIT BUREAU, 450 McALLISTER STREET, FIRST FLOOR. NO PLANS WILL BE ACCEPTED BY MAIL OR MESSENGER. PLANS MUST BE SIGNED BY PREPARER, ARCHITECT OR ENGINEER.

/X/ PARKING PLAN: Show existing and proposed location(s) of parking spaces.

/X/ ALTER PLANS: To restore required off-street parking spaces (8 feet wide by 20 feet deep each), or provide proof elimination of parking and curb cut was completed with permit.

Exterior of property was inspected on November 10, 1987, by City Planning staff. Elimination of curb cut was identified at the inspection.

If you have any questions about this matter please call Barry Pearl at 558-6378.

cc: Serrano, District Housing Inspector, HID

BNP/glp/p28

CENTRAL PERMIT BUREAU
450 McAllister Street
San Francisco, California 94102

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
(415) 558-3294

NO. 570884

PERMIT IS GRANTED TO:

- [ ] ERECT [ ] ALTER BUILDING [ ] ERECT SIGN
- [ ] DEMOLISH BUILDING [ ] GRADE
- [ ] LOWER CURB [ ] OCCUPY STREET SPACE
- [ ] EXCAVATE STREET OR SIDEWALK
- [ ] POST NOTICE
- [ ] HOUSE NUMBER CERTIFICATE
- [X] REPAIR OR CONSTRUCT SIDEWALK

DATE OF ISSUE: 07/02/87
APPLICATION NO: M011967
FILING FEE RECEIPT #:

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF PUBLIC WORKS.

ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

SUPPLEMENTAL FEE PAID:

- [ ] FINAL PLAN CHECK [ ] EXPEDITER FEE [ ] PENALTY [ ]
- [ ] STRUCTURAL LTR [ ] DCP FEE [ ]

AMOUNT PAID AT FILING

OWNER: H. WOO

LOCATION OF JOB: HOUSE NUMBER: EXISTING [ ] ASSIGNED [ ]

STREET ADDRESS	BLOCK/LOT
155 CLARA ST	
157 CLARA ST	

METES AND BOUNDS
SIDE OF
FEET FROM

FRONTAGE FT. | # STORIES: 0 | TYPE | LEGAL OCCUPANCIES

BUILDING USE ESTIMATED COST $ 0

SIDEWALK SQ. FTGE 60 ST. SPACE LINEAR FT. 9 FT. CURB SECT. TO BE LOWERED

WORK MUST COMMENCE ON BUILDING WITHIN 90 DAYS OF DATE OF ISSUANCE OF THIS PERMIT, UNLESS EXTENSION AUTHORIZED. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 4 MONTHS AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY. (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

T.L. WILLIAMS 931-1506 PERMIT # 570884
FEE PAYOR

1033 DIVISADERO ST APPEAL #
ADDRESS

SAN FRANCISCO, CA 94115 CENTRAL PERMIT BUREAU-D.P.W. HEL
CITY

▶ SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK ◀

AUDITED FOR REFUND	REVENUE	FEE
	7081 DCP PLAN CHECK	
	7212 STRUCTURAL	
	7217 DEMOLITION	
	7223 BUILDING	
	7223 GRADING	
	7224 POSTING	
	7226 PLAN CHECK	
	7227 CURB	
	7231 ST/SW EXCAV.	
	7235 HOUSE #	
	7247 ST. SPACE	
	7842 SIDEWALK	10.00
	7899 EXPEDITER	
	SUBTOTAL FEES	10.00
	EXCAV. DEP.	
	029082 ST. SPACE	
	029538 SMP DEP.	
	SUBTOTAL DEPOSITS	0.00
	TOTAL	10.00

(33)

ORIGINAL 79331

NOTICE 11771

Notice to Repair Sidewalk Within Thirty (30) Days

Department of Public Works (Bureau of Engineering)
City and County of San Francisco
ROOM 362 CITY HALL • Telephone 558-4091

JUN 17 1987 19

To HARVEY & SANDY WOO
OWNER, TENANT, OCCUPANT, AGENT

588 KAREN CT,
SAN FRANCISCO, CA 94134

You are notified and required to repair that portion of the sidewalk at the 155-157 CLARA side of Street between 4th and 5th Streets, in front of the lot described as follows

Block No. 3752 Lot No. 28

of which lot you are the owner, agent, tenant or occupant. And you are further notified that the manner of doing this work, and the materials that shall be used in the repair must be in accordance with the standard specifications of the Department of Public Works, Bureau of Engineering of the City and County of San Francisco for this kind of work, and you are particularly notified that the work and improvement required to be done is as shown below:

HOLE & CRACKS, MISSING SEWER VENT COVER, RAISE ABANDONED DRIVEWAY

Curb

and you are further notified that unless repair is started within thirty (30) days after service of this notice, and without interruption prosecuted to completion, the Director of Public Works, under the authority vested in him by Ordinance No. 9046 shall repair the sidewalk and you shall owe the City and County the cost of repair, and the City and County shall have a lien upon the lot until payment of the costs is made.

Department of Public Works

By Robert H. Dean
INSPECTOR

NOTICE: (Served) (Mailed)

(34)

THE CONDITIONS CHECKED BELOW ARE REQUIRED TO BE REPAIRED:

1. ☑ Holes or cracks
2. ☐ Raised or sunken squares.
3. ☑ Missing sewer vent or oil tank covers.
4. ☐ Oil or grease.
5. ☐ Drainage channels.
6. ☐ Elevator doors.
7. ☐ Broken or missing glass sidewalk lights.
8. ☐ Gutter obstructions, pads or ramps.
9. ☑ Abandoned driveways.
10. ☐ Grass or weeds on sidewalks.
11. ☐ Obstructions.
12. ☐ Planting strips should be planted or paved.

Inspector: ROBERT M. QUAN

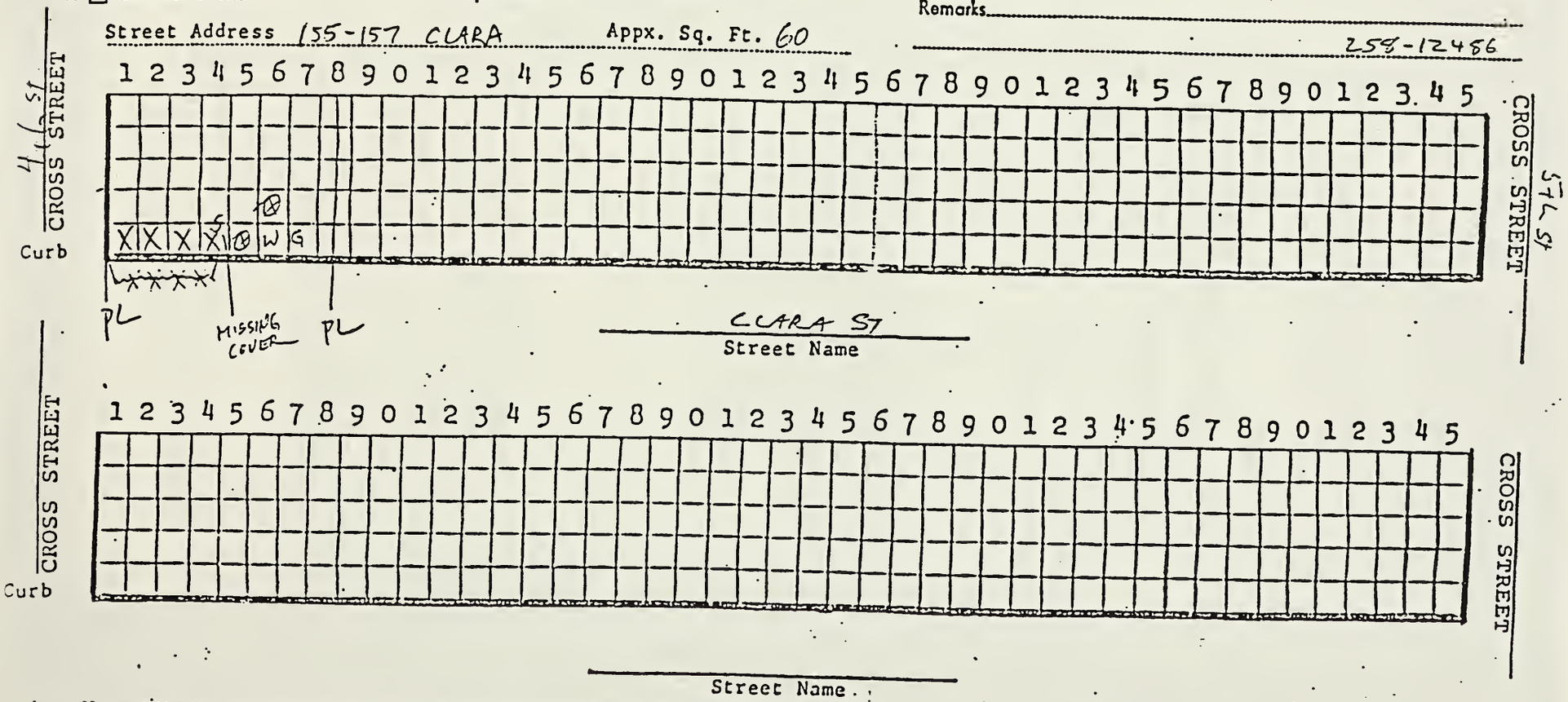
Harry Gulbengay
Supervisor

Notice No. 70331 Posted Notice 11771

Date MAR 31 1987 Date JUN 17 1987

Remarks 258-12486

Street Address 155-157 CLARA Appx. Sq. Ft. 60



X = THESE SQUARES REQUIRE REPLACEMENT AT THIS TIME

* (X) = These square have minor defects and can be patched or repaired.

S = Sewer Vent
W = Water Meter Box
G = Gas Shutoff
T = Tree
L = Lawn or Planter Strip
U = Other Utility
= Driveway
PL = Property Line

*If the City is forced to make repairs [illegible]

Block 3752 Lot 28

Owner Harvey + Sandy Ubo

Mailing Address 58 Karen Ct

City SF 94134

(35)

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS — CENTRAL PERMIT BUREAU

BLDG. FORM 3

APPLICATION FOR BUILDING PERMIT

ALTERATION

Apr. 25 1946

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 157 Clara st. City

(2) For what purpose is present building now used? Flats (4)

(3) For what purpose will building be used hereafter? Flats (2)

(4) Total Cost $ 200.00

(5) Description of work to be done Remodel 2 lower flats into 1 private Garage and 1 office

(6) Contractor (DOES) (DOES NOT) carry Workmen's Compensation Insurance.

(7) Supervision of construction by Owner.

Address 157 Clara st.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

(8) Architect none

Certificate No. ..... License No. .....

State of California ..... City and County of San Francisco

Address

(9) Engineer none

Certificate No. ..... License No. .....

State of California ..... City and County of San Francisco

Address

(10) Plans and specifications prepared by Other than Architect or Engineer

Address

(11) Contractor Day work by owner

License No. .....

State of California ..... License No. ..... City and County of San Francisco

Address

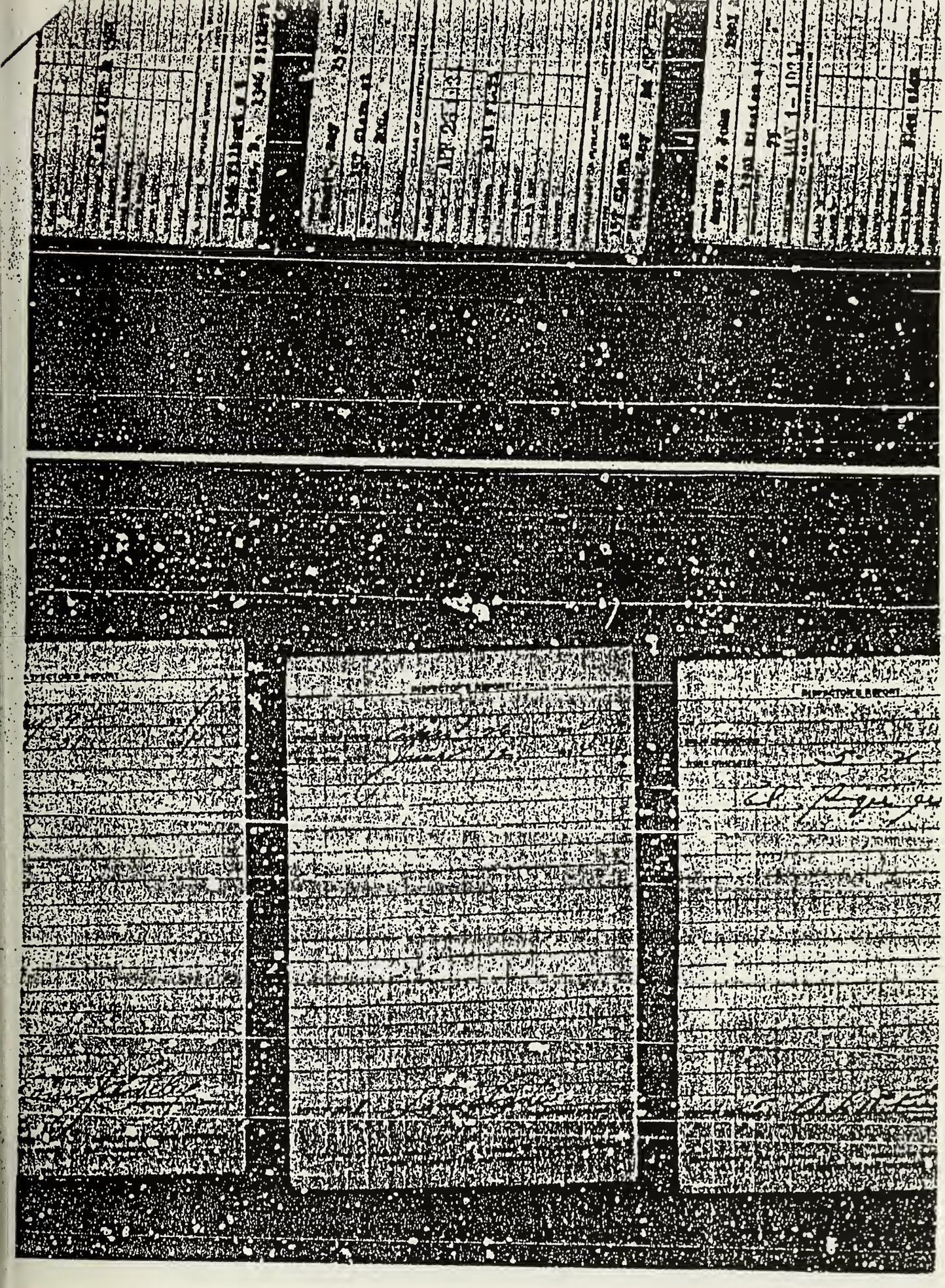
(12) Owner Mr. Ron Grant

Address 157 Clara st. City

By [signature] Owner's Authorized Agent

THE DEPARTMENT WILL CALL UP TELEPHONE NO. ..... IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

(36)



CENTRAL PERMIT BUREAU FILE

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

BLDG FORM 3

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

OCT 15 1960 196

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 153 57 Clara St

(2) Total Cost ($) 1500 (3) No. of Stories 2 (4) Basement or Cellar N (yes or no)

(5) Present Use of building Apt (6) No. of families 3

(7) Proposed Use of building Apt (8) No. of families 3

(9) Type of construction 5N (1, 2, 3, 4, or 5) (10) 5N (Proposed Building Code Classification)

(11) Any other building on lot Yes (yes or no) (must be shown on plot plan if answer is yes.)

(12) Does this alteration create an additional story to the building? N (yes or no)

(13) Does this alteration create a horizontal extension to the building? N (yes or no)

(14) Does this alteration constitute a change of occupancy? N (yes or no)

(15) Electrical work to be performed Yes (yes or no) (16) Plumbing work to be performed No (yes or no)

(17) Automobile runway to be altered or installed N (yes or no)

(18) Sidewalk over sub-sidewalk space to be repaired or altered N (yes or no)

(19) Will street space be used during construction? N (yes or no)

(20) Write in description of all work to be performed under this application: (Reference to plans is not sufficient)

Complete interior alterations & repairs to comply to the Housing Code. Replace front porch & attached utility building & additional stairs. Plans to be filed Oct 17 1960

(21) Supervision of construction by E.D. Cross Address 525 Hawthorne Ave

(22) General Contractor Robert R. Cross California License No. 201865

Address 525 Hawthorne Ave San Bruno Calif 94066

(23) Architect or Engineer (for design) California Certificate No.

Address

(24) Architect or Engineer (for construction) California Certificate No.

Address

(25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(26) Owner Jack Jacobson (Phone 552 9758) For contact by Bureau

Address 44 Sutter St SF

Robert R. Cross Address 525 Hawthorne Ave

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 308 AND 309, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job.

Owner is responsible for approved plans and application being kept at building site.

THIS IS NOT A BUILDING PERMIT IS ISSUED. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

(38)

CENTRAL PERMIT BUREAU FILE
Form 3-63

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

3

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CENTRAL PERMIT BUREAU
APR - 9 1970

April 8/70 19

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 155-57 Clara St.

(2) Total Cost ($) 300 (3) No. of Stories I (4) Basement or Cellar yes (yes or no)

(5) Present Use of building Flats (6) No. of families 2

(7) Proposed Use of building Flats (8) No. of families 2

(9) Type of construction (1, 2, 3, 4, or 5) (10) T (Proposed Building Code Classification)

(11) Any other building on lot no (yes or no) (must be shown on plot plan if answer is yes.)

(12) Does this alteration create an additional story to the building? no (yes or no)

(13) Does this alteration create a horizontal extension to the building? no (yes or no)

(14) Does this alteration constitute a change of occupancy no (yes or no)

(15) Electrical work to be performed yes (yes or no) (16) Plumbing work to be performed no (yes or no)

(17) Automobile runway to be altered or installed no (yes or no)

(18) Sidewalk over sub-sidewalk space to be repaired or altered no (yes or no)

(19) Will street space be used during construction? no (yes or no)

(20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

To help bring Bldg. up to code.
Alot of misl. to be done.

(21) Supervision of construction by ..... Address .....

(22) General Contractor Wayne Mokia California License No. BL-13024B
Address 3657 Folsom St.

(23) Architect or Engineer (for design) ..... California Certificate No. .....
Address .....

(24) Architect or Engineer (for construction) ..... California Certificate No. .....
Address .....

(25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(26) Owner Jack Jacobson (Phone UE 1-6893)
Address 41 Sutter St. S.F. Calif.
(Not contract by Bureau)

By Wayne Mokia Address .....
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

THIS APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

(39)

ERECT/ALTER - STRUCTURE - TYPE

DING INSPECTORS JOB RECORD

OMMENCED

ION FORMS INSPECTED. O.K. TO POUR

PERMISSION TAG POSTED

NO.

R OR STRUCTURAL PLASTERING OK

CIAL INSPECTION REPORTS RECEIVED.

CAPE INSTALLED PER APPROVED PLAN.

k done on
pp #38 055
k to expire

COMPLETED. FINAL CERTIFICATE POSTED.

BUILDING INSPECTOR

ERECT/ALTER - STRUCTURE - TYPE

DATE	BUILDING INSPECTORS JOB RECORD
5/18/70	WORK COMMENCED
/ /	FOUNDATION FORMS INSPECTED. O.K. TO POUR
/ /	LATHING PERMISSION TAG POSTED
/ /	FLUES BY ____ NO. ____
/ /	EXTERIOR OR STRUCTURAL PLASTERING OK
/ /	ALL SPECIAL INSPECTION REPORTS RECEIVED.
/ /	FIRE ESCAPE INSTALLED PER APPROVED PLAN.
5/18/70	Rewiring on rear porch - elect. in
/ /	progress
7/15/70	
/ /	work done on
/ /	app # 38 055
/ /	
/ /	O.K. to expire
/ /	
/ /	
/ /	
/ /	
/ /	

WORK COMPLETED. FINAL CERTIFICATE POSTED.

BUILDING INSPECTOR

ERECT/ALTER - STRUCTURE - TYPE

DATE	BUILDING INSPECT
6/1/7	WORK COMMENCED
/ /	FOUNDATION FORMS INSPECTE
/ /	LATHING PERMISSION TAG PO
/ /	FLUES BY
/ /	EXTERIOR OR STRUCTURAL PL
/ /	ALL SPECIAL INSPECTION REP
/ /	FIRE ESCAPE INSTALLED PER
/ /	Belowin
6/19/70	
8/7/70	
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/ /	

WORK COMPLETED. FINAL

(40)

Approved:

Zone

CPC Setback

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

REFER TO

Bureau of Engineering
BBI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved 4/24 1970

Provided the following conditions are complied with:

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Owner or Owner's Authorized Agent

BLDG. FORM 382241

3

Geth Gesher Lessee Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATION OR REPAIRS TO BUILDING

OFFICE COPY

Location 155-57 CLARA ST.

Total Cost $ 900

APR - 9 1970

Filed 4/8/70 19

APPROVED: MAY 6 1970

Superintendent, Bureau of Building Inspection

Permit No. F 704 / 343876 T.

Issued 19

CONDEMNATION - 203

(41)

Approved:

Zone

CPC Setback

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

REFER TO:

Bureau of Engineering
BBI Street Engineering
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved 19

Provided the following conditions are complied with:

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Owner or Owner's Authorized Agent

BLDG. FORM 3

APPLICATION OF

FOR PERMIT TO MAKE ADDITIONS, ALTERATION or REPAIRS TO BUILDING

Location

Total Cost $

Filed OCT 15 1969 19

APPROVED:

Superintendent, Bureau of Building Inspection

Permit No. 41540

Issued 19

102
24
RS

(47)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Carol Blumenfeld
c/o Allan Blumenfeld
1521 Sutter Street
San Francisco, CA 94109

Date: April 1, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 863 ELIZABETH ST.

BLOCK 2829 LOT 021

APPEAL NO. 3281 S-NC-DEQ DC

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 10, 1992, will be heard by the Board at 1:30 p.m. on April 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

for Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ent Appeals Board (AAB)
Market St., Suite 250
Francisco, CA 94102
el. No. 554-8742
ING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

CAROL BLUMENFELD
Appellant

Appeal Number 3281

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 863 ELIZABETH San Francisco. They contain 2 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I BOUGHT MY HOUSE IN 1973. IT CONTAINED ROOM WHICH IS NOW CALLED AN "ILLEGAL" UNIT. MY SON LIVES THIS ROOM. MY DAUGHTER + HER HUSBAND LIVE IN THE HOUSE. ENGAGED AN ARCHITECT TO MAKE THE UNIT LEGAL, THEN MY HBOR AT 861 STARTED PROCEEDINGS TO MAKE 2 UNITS OUT OF HOUSE. I WOULD LIKE TO DO THE SAME THING, + USE HIS CHITECT, AS HIS PLANS ARE BETTER THAN THE ONES MY ARCHITECT MADE.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board) SON IS APPLYING TO LAW SCHOOL + I WOULD LIKE A 2-YEAR ENSION SO HE CAN LIVE THERE WITH TRANQUILITY + AS SOON HE GRADUATES, I WILL THEN CHANGE THE BUILDING SO IS TOTALLY IN ACCORD WITH BUILDING CODE REQUIREMENTS. OULD HAVE THE PLANS READY AS I WILL BE DOING EXACTLY AT MY NEIGHBOR MICHAEL McAULIFF IS DOING WITH HIS BUILDING.
(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 863 ELIZABETH STREET

(5) The official address of the undersigned is:
2821 STEINER STREET
SAN FRANCISCO 94123
Telephone Number: H: 415-346-1129 WK: 227-2732

Dated: March 10, 1992.

Signature of Appellant Carol Blumenfeld

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Daniel E. Siedler
2420 Leavenworth St.
San Francisco, CA 94133

Date: April 1, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2420 LEAVENWORTH St.
BLOCK 0049 LOT 07
APPEAL NO. 3282 S-NC-DEQ DE
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 23, 1992, will be heard by the Board at 1:30 p.m. on April 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

for Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Daniel E. Siedler
Appellant

Appeal Number 3282

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter 1, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2420 Leavenworth St San Francisco. They contain 1 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

"substandard rental housing property"

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

My house is a single family dwelling. I have never rented my house to anyone. See attached letter.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
2420 Leavenworth St
San Francisco CA 94133
Telephone Number: 415-~~780-2604~~
780-2604

Dated: March 23, 1992.

Signature of Appellant Daniel E Siedler

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

March 23, 1992
2420 Leavenworth St
San Francisco CA 94133

Abatement Appeals Board
1390 Market St Suite 250
San Francisco CA 94102

Dear Members of the Appeals Board,

I received a notice of 3/13/92 that my building contains substandard rental property (2 units). In 3/91 I received a permit to improve the property and to convert the 2 units into a single-family dwelling. I received many notices from the Energy Department that the energy ordinance for the building had not yet been complied with. I filed an appeal (in 4/91 I believe) because the building was under construction and I needed time to complete the work. At the Appeals Board hearing my architect (who attended) informed the board that the construction would extend beyond the 180 day period that was given to us to complete the work. We were told not to worry about it.

The construction was substantially completed by February of this year. The building conforms to Title 24 requirements. The master bedroom/bathroom have not been completed and the permit for the construction is being renewed. I'm not sure when this work will be able to be completed, because I do not have the funds at this time. However, the house as it stands now is extremely energy efficient. My PG&E bills have run $35-40 per month this winter. I use only 1/2 of my single-person allotment of water. The new windows and doors are double-pane and are weatherstripped. The roof and hot water heater/pipes are well insulated.

I had heard no more from the Building Department or the Energy Department until I discovered a notice tacked to my door on Friday 3/13/92 (NOT ON 3/3/92 AS THE NOTICE STATES). The paper was a "Notice of Noncompliance: Substandard Rental Housing," but no clarification accompanied the paper to explain why it was posted. I spent the next week on the phone with

members of the Building Dept. and Energy Dept. to try to understand the problem and how to solve it. On 3/16 I spoke with Bob Nelke and Derrill Langer at the Building Dept. Both of these men were unhelpful. They were arrogant and did not even bother to pull my file to further investigate the problem. On 3/17 I spoke with L.M. Kornfield, the Chief Building Inspector. He told me he had no way of knowing of the specific nature of the problem. He made no offer to give any further help, until I asked him to look into my file. He then said that he assumed that the Energy Department had sent my records to the Building Department because I had been delinquent in complying with the energy ordinance. He offered no further advice, except that I might try calling the Energy Department. On 3/17 I called Mr. Lansdorf, who referred me to Mr. Serrano. Mr. Serrano kindly agreed to make an appointment to inspect my house on 3/20. At that time he refused to issue a certificate of completion for the energy work because "the house renovations have not been completed." When I protested he referred me to his supervisor Mr. R. Fong, who agreed to look into the problem. At the time of this writing, Mr. Fong has not called me back.

I feel that I am being harassed by the Building and Energy Departments. I am in substantial compliance with the energy ordinance at this time. The price of the reconstruction of my home has included thousands of dollars in energy-saving materials and design already. It seem ridiculous that the certificate of completion for the energy work can not be issued because the master bathroom has not been finished (I have even purchased the 1.5 gallon flush toilet that will go in the bathroom!). The notice from the Building Department states that unless I file an appeal or correct the substandard conditions within 10 days from the (incorrectly given) date that the Franchise Tax Board will be notified and that I will be prevented from claiming certain state tax deductions. This threat is shocking, coming as it does without any prior warning from a department that is not even organized well enough to fully explain the problem.

My other complaint is the outrageous indifference to my problem that has been exhibited by the members of the Building Department and Energy Department. The Building Department sees fit to post a notice to my door

(on a major tourist block) but won't answer questions when I call about it and won't inspect my building. The Energy Department officials seem to be controlled by the worst sort of bureaucratic mind-set, not even bothering to notice the effort and expense that have been made to comply with their standards; if they were to inspect any other building in this neighborhood they would not find one as energy conserving as mine. And as a San Francisco taxpayer (and as someone who has put more than my share of money back into the San Francisco economy) I am angry that these people -Mr. Langer and Mr. Kornfield in particular - have treated me in a condescending, accusing manner. These officials should be accountable for behavior. Their salary is, in part, paid for by people like me.

From what I can understand, piecing together bits of information these public servants have given me, I am to appeal the Building Department notice because the Energy Department is "unable" to issue a certificate of completion for the energy work. Enclosed is $52.00 for the appeal filing. Please help me with this matter. I would like to resolve the situation.

Sincerely,

Daniel E. Siedler

Daniel E. Siedler

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Goehner 1991 Trust The
c/o August G & Patricia Goehner
50 Rockwood Ct.
San Francisco, CA 94127

Date: April 1, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1130 Stanyan St.
BLOCK 1276 LOT 07
APPEAL NO. 3283 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 27, 1992 will be heard by the Board at 1:30 p.m. on April 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
390 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554 8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

August Leve Lahner
Appellant

Appeal Number 3283

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1130 Stanyan st #7 San Francisco. They contain 3 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

I am appelling the reffered to the franchise tax board

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Would like to have more time 90 days the reason is I applied for building permit and am going to complete the work when permit is issued

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(5) The official address of the undersigned is:
50 Rockwood Ct. San Francisco Ca. 94127

Telephone Number: (415) 665-0298

Dated: March 27, 1992

Signature of Appellant August Leve Lahner

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Realty House West
c/o Leroy Looper
380 Eddy St.
San Francisco, CA 94102

Date: April 1, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 380 EDDY St.
BLOCK 0333 LOT 012
APPEAL NO. 3284 S-NC-DEQ DK
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on March 24, 1992, will be heard by the Board at 1:30 p.m. on April 22, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns, Acting Secretary
Abatement Appeals Board

*Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's Agent.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ment Appeals Board (AAB)
90 Market St., Suite 250
n Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Reality House West
Appellant

Appeal Number 3284 ~~92-036~~

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 380 Eddy Street San Francisco. They contain no dwelling units and 159 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

We are appealing the non-compliance of sprinkler ordinance 319-86 for the above mentioned premises.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

The property is scheduled for major rehabilitation this summer which include the cited item. A permit has already been filed. Asian Neighborhood Design is the Architect. The General Contractor will be selected this week.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent for Reality House West

(5) The official address of the undersigned is:
c/o Caritas Management Corporation, 1358 Valencia Street, SF, CA 94110

Telephone Number: 415-647-7191

Dated: 3/24, 1992.

Signature of Appellant [signature]

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Herman A. Wiedmann
Address c/o Helen Debono
580 Cedar Avenue
San Bruno, CA 94066

PROPERTY ADDRESS 66-68 Dorland St.
BLOCK 3578 LOT 54A
HEARING DATE February 26, 1992
APPEAL NUMBER 3263
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days to permit the new owner, Malcolm Davis, to be present in the next hearing. The next hearing will be on April 22, 1992.

cc: Donald Dowling
600 El Camino Real
San Bruno, Ca. 94066

Donald Chan, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: MAR 4 1992

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

:E OF THE SECRETARY
?ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

erman A. Wiedmann
/o Helen Debono
80 Cedar Avenue
An Bruno, CA 94066

Date: February 5, 1992

Nature of Appeal:

- [ ] Director's Order
- [x] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 66 - 68 Dorland St.
BLOCK 3578 LOT 54A
APPEAL NO. 3263 S-NC-DEQ DC
INSPECTOR Derrill Langer

.r Appellant:

.s is to serve notice that your appeal, filed with the Abatement Appeals Board on)ct. 10, 1991, will be heard by the Board at 1:30 p.m. on February 26, 1992 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, :. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Don Chan

Don Chan, Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

mf

D 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

Paid
Receipt # 75150
10/18/91

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FRANCHISE TAX BOARD

3263

ESTATE OF
HERMAN A. WIEDMANN
Appellant

Appeal Number 91-0217

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 66-68 Dorland Street San Francisco. They contain two (2) dwelling units and -0- rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
There is a substandard structure on the roof of the building which apparently once had a toilet and a sink. The toilet and sink have been capped off and the structure has been boarded up and is not accessible.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
The estate requests that the imposition of any sanctions be stayed pending the estate's attempt to sell the property. The property is over 80 years old, and requires extensive remodeling. It is being marketed "as is," and potential buyers are being advised that the roof room must be removed. It is most economically feasible to have this demolition performed as part of the overall remodeling, inasmuch as the removal of this roof structure will necessitate the construction of a new roof.
(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
600 El Camino Real
San Bruno, California 94066
Telephone Number: (415) 588-0367

Dated: October 18, 1991.

Signature of Appellant [signature] Attorney for the Estate of Herman A. Wiedmann

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Leong Lillian & Ron
298 Santiago Street
San Francisco, CA 94116

Date: April 1, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 796-798A Santiago St.
BLOCK 2331 LOT 14
APPEAL NO. 3270 S-NC-DEQ DI
INSPECTOR Derrill Langer

)ear Appellant:

'his is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 8, 1992, will be heard by the Board at 1:30 p.m. on April 22, 1992 .n Room 282, City Hall, San Francisco, CA.

:f further information is desired, please inquire at the Abatement Division of the)epartment of Public Works, Room 301, 450 McAllister Street. Please bring any locuments and information that may support your appeal such as contracts, permits, :tc. Failure to be represented will constitute an automatic denial.

'ou are entitled to appear personally with your witnesses, if any, and to have with 'ou counsel of your choice.

Very truly yours,

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.00

Aug 19, 71

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Room #280
LILLIAN LEUNG
Appellant

Appeal Number 3270

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 798 Santiago St San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

More day to do the work

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

_____

_____

Telephone Number: _____

Dated: 1-8, 1972.

Signature of Appellant Lillian Leung

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

(58) (F)

Main Public Library
Docu. Sect. Attn: Jerry Roth
Dept. of Public Works
5.10
2
2/92
REPOSITORY DOCUMENTS DEPT.
MAY 0 4 1992
SAN FRANCISCO PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 352
April 22, 1992
Room 282, City Hall at 1:30 P.M.

BOARD MEMBERS PRESENT

William M. Abend, President
Kenneth Bohegian
Harry Jamerson
Shirley C. Yawitz

BUREAU OF BUILDING INSPECTION REPRESENTED BY:

Peter Burns - Acting Secretary of AAB
Mike Inan - CED Sr. Inspector
Irene Nishimura - City Planning

ABATEMENT APPEALS: INSPECTOR

#6438 1499 Sutter Street — J. Greene - CED
Irene M. Lieberman
c/o R. Michael Lieberman
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to apply for building permit within sixty (60) days and to complete all required work with the final approval from the inspector within one hundred eighty (180) days. The case will be referred to the City Attorney's Office for code enforcement if required work is not done by December 21, 1992.

ABATEMENT APPEALS CONTINUED HEARINGS:

#6436 345 Presidio Avenue — J. Greene - CED
Vida Claire A.
c/o John Vida
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty (180) days. The case will be referred to the City Attorney's Office for code enforcement if required work is not done by October 20, 1992.

FRANCHISE TAX BOARD HEARINGS:

#3278 2685 California Street — J. Greene - CED
Chandler Vernon E.
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by October 20, 1992.

#3279 730 Fillmore Street — D. Langer - CED
Alfonso Cabansagan, Jr.
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

FRANCHISE TAX BOARD HEARINGS Cont.:

#3280 155-157 Clara Street D. Langer - CED
Woo Family Trust
c/o Harvey J. Woo & Jimmy Kwak
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on Wednesday, June 24, 1992.

FRANCHISE TAX BOARD HEARINGS:

#3281 863 Elizabeth Street D. Langer - CED
Carol Blumenfeld
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred eighty (180) days. Franchise Tax Board will be notified if all required work is not done by October 20, 1992.

#3282 2420 Leavenworth Street D. Langer - CED
Daniel E. Siedler
(Present)

DECISION: The appeal is granted with the condition that the property will not be a rental unit.

#3283 1130 Stanyan Street D. Langer - CED
August G. Goeher
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by June 22, 1992.

#3284 380 Eddy Street D. Langer - CED
Realty House West
c/o Alvaro de la Cerda
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on June 24, 1992. The continuance is granted to provide a formalized construction schedule which shall include the schedule to comply with Hotel Sprinkler Ordinance requirements. This schedule is to be verified and signed by the project contractor and architect and submitted by the Appellant.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3263 66-68 Dorland Street D. Langer - CED
Estate of Herman A. Wiedmann
c/o Donald Dowling
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

FRANCHISE TAX BOARD REHEARING:

#3270 796-798A Santiago Street J. Greene - CED
Lillian Leong
(Absent)

DECISION: Appellant being absent and not represented, the appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

Peter Burns
Acting Secretary

MI:ts